



Pleasant Valley, Saffron Walden £675,000 **Freehold**

KH Kevin
Henry

Key Features

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- Very well presented four/five bedroom house
- Stunning kitchen/diner
- Spacious, flexible living space
- Four good size bedrooms
- Shower room and family bathroom

Welcome to this beautifully extended family home, designed with space, style, and modern living in mind. From the moment you step inside, you'll appreciate the light-filled, versatile layout that's perfect for today's busy lifestyle.

The show-stopping kitchen/dining room is the true heart of the home-complete with sleek integrated appliances and bi-fold doors that open seamlessly onto the garden. Whether it's relaxed family mornings or entertaining friends, this space has it all.

A spacious family living room offers the perfect spot to unwind, while the additional playroom can easily double as a fifth bedroom or hobby space.

A separate utility room can be converted into a study providing the ideal work-from-home setup, and a stylish downstairs shower room adds extra convenience.

Upstairs, you'll find four generous bedrooms, with



the impressive main suite enjoying glorious views over the garden-your own private retreat at the end of the day.

Outside, the garden is made for both entertaining and relaxation, featuring a patio area for summer dining and a large lawn for children to play. To the front, a private driveway offers ample parking.

Set in one of Saffron Walden's most sought-after locations, this home is just a short stroll from the town centre with its vibrant shops, cafés, and excellent schools-making it the perfect blend of town convenience and peaceful living.

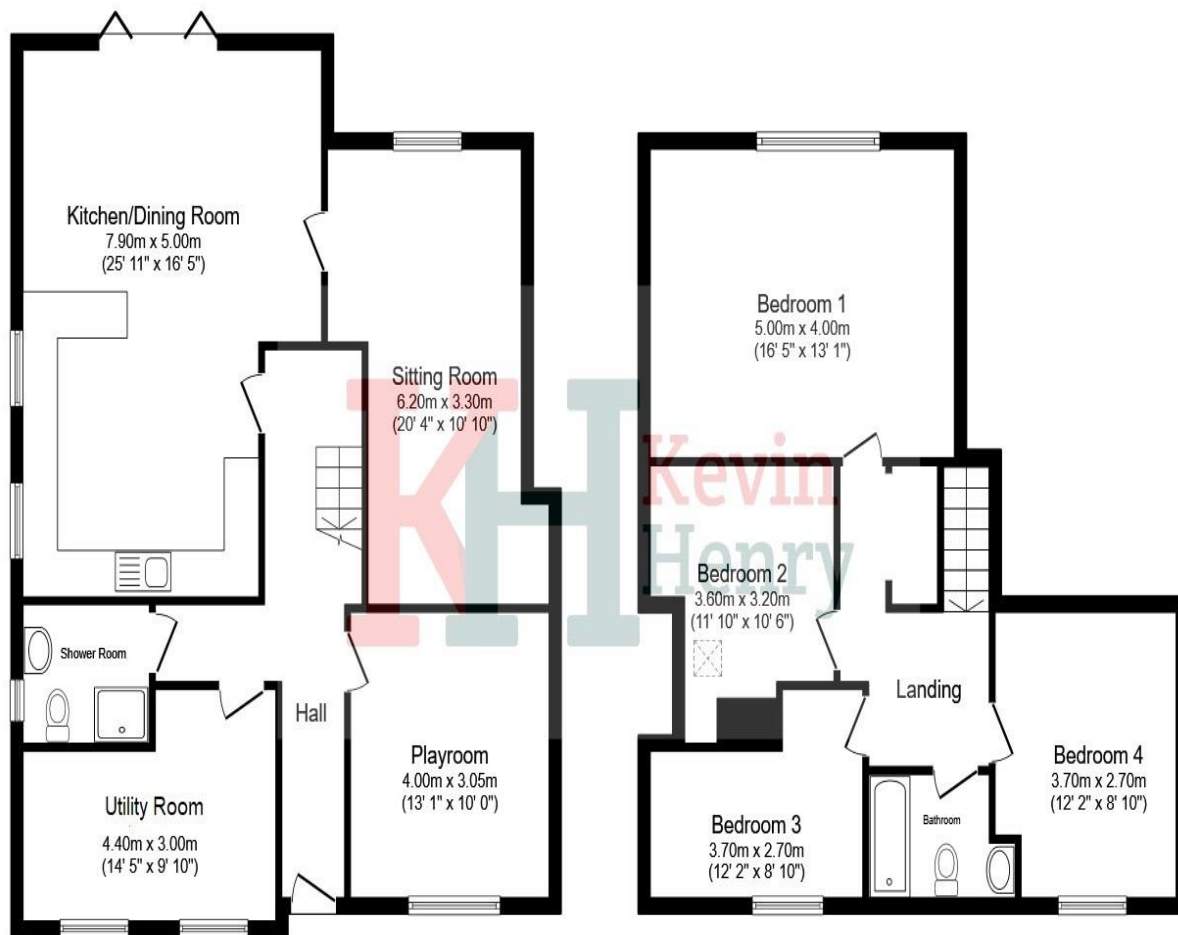
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Entrance Hall

Living Room
6.20m x 3.30m
20'4" x 10'10"

Kitchen/Diner
7.90m x 5.00m
25'11" x 16'5"





Ground Floor

First Floor

Playroom/Bedroom Five
4.00m x 3.05m
13'1" x 10'0"

Utility Room
4.40m x 3.00m
14'5" x 9'10"

Shower Room

Landing
Large storage area.

Bedroom One
5.00m x 4.00m
16'6" x 13'1"

Bedroom Two
3.60m x 3.20m max
11'10" x 10'6" max

Bedroom Three
3.70m x 2.70m max
12'2" x 8'10" max

Bedroom Four
3.70m x 2.70m
12'2" x 8'10"

Bathroom

Garden

Large rear garden with lawn and patio area.

Front

Driveway parking.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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