



Peaslands Road, Saffron Walden, CB11 3ED

**CHEFFINS**

## Peaslands Road

Saffron Walden,  
CB11 3ED

4 2 2

**Guide Price £650,000**

- Spacious and beautifully presented accommodation
- Well-appointed kitchen/dining room
- Four bedrooms
- Refitted bathroom and shower room
- Extensive off-street parking
- Within catchment of outstanding rated schools

An extended and spacious four bedroom detached property enjoying a generous mature plot. The property features a stunning open plan kitchen and dining area designed for modern life. With 1,663 sq ft of beautifully updated accommodation - including a refitted bathroom and shower room.





## LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

## GROUND FLOOR

### ENTRANCE HALL

A contemporary obscure double glazed door together with a double glazed window to the side aspect, staircase rising to the first floor with understairs storage cupboard and newly fitted doors to adjoining rooms.

### CLOAKROOM

Comprising low level WC with adjoining vanity wash basin and obscure double glazed window.

### SITTING ROOM

Dual aspect with double glazed window to the front together with a pair of double glazed doors providing access and views onto the terrace and garden beyond.

### STUDY AREA

A versatile space with a pair of double glazed doors providing access onto the terrace and garden, built-in storage cupboard and contemporary vertical radiator, doorway to:-

### KITCHEN/DINING ROOM

A stunning contemporary open plan living space enjoying a good degree of natural light via a wide double glazed window to the front aspect with a further double glazed window to the

rear aspect, together with double glazed door providing access to the side path. The kitchen has been refitted with an extensive range of units with worktop space over, incorporating a breakfast bar area with hob and downdraft extractor, sink unit, a pair of built-in ovens, integrated dishwasher and washing machine, space for American style fridge freezer.

## FIRST FLOOR

### LANDING

Access to loft space and replaced internal contemporary doors to adjoining rooms.

### BEDROOM 1

A spacious bedroom with double glazed window to the rear aspect, built-in wardrobe and opening to:-

### EN SUITE

Refitted suite comprising bath with independent shower over, WC with adjoining vanity wash basin and obscure double glazed window.

### BEDROOM 2

Double glazed window to the rear aspect and built-in wardrobe.

### BEDROOM 3

Double glazed window to the front aspect and built-in wardrobe.

### BEDROOM 4

A pair of double glazed windows to the front aspect and over-stairs storage cupboard.

### SHOWER ROOM

Refitted suite comprising large walk-in shower enclosure, vanity wash basin, WC, tiled walls and obscure double glazed window.

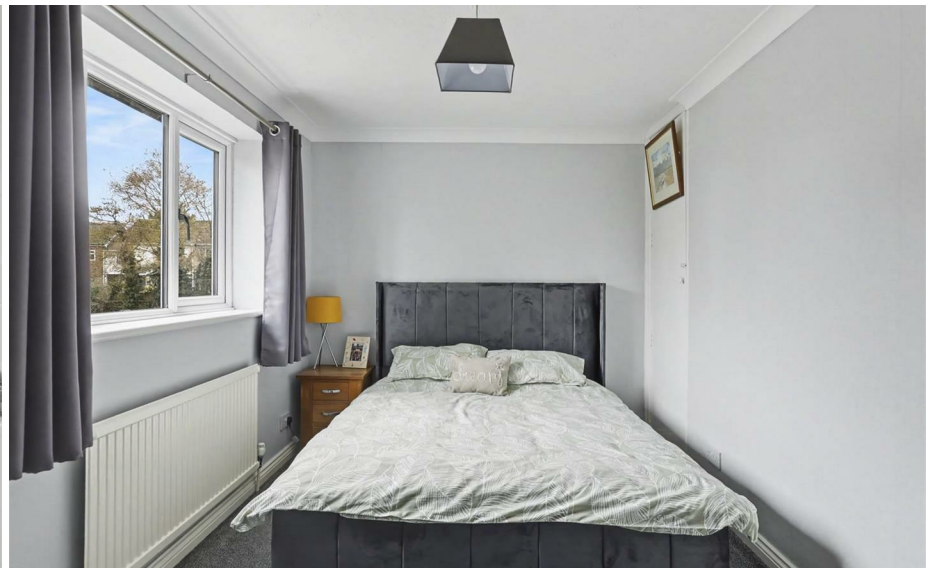
## OUTSIDE

The property enjoys a generous mature plot with a large driveway providing extensive off-street parking with adjoining flower beds and pathway to the side leading to the rear garden. To the rear of the property is a paved terrace in turn leading to the lawned garden with decking area and useful timber outbuilding which could be utilised as a gym, studio or play area.

## VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £650,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Uttlesford



Approximate Gross Internal Area  
154.48 sq m / 1662.80 sq ft

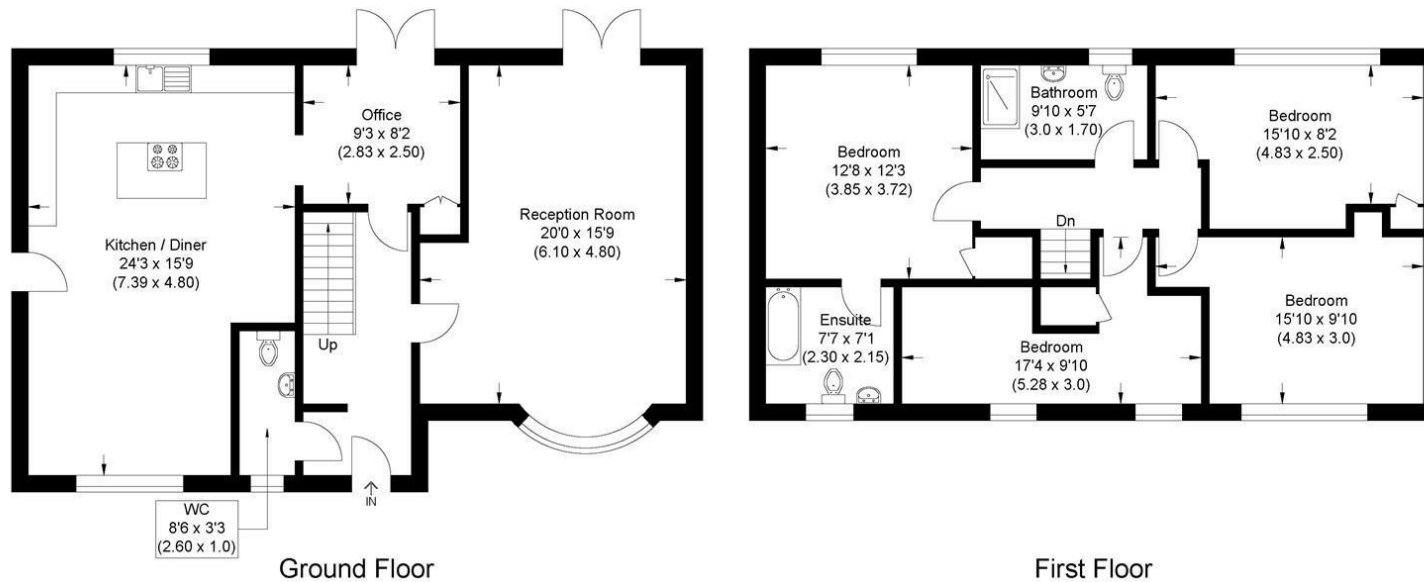


Illustration for identification purposes only, measurements are approximate, not to scale.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

