



Pleasant Valley, Saffron Walden £400,000 **Freehold**

# Key Features



- Beautiful cottage
- Very well presented throughout
- Sitting Room with feature fireplace
- Kitchen/diner
- Basement can be used as a further bedroom, playroom or study

Beautifully Presented Two-Bedroom Cottage with Basement and Generous Rear Garden. This charming and well-presented two double bedroom cottage offers stylish, move-in-ready accommodation, perfectly suited to first-time buyers, downsizers, or anyone seeking a character home close to local amenities.

Upon entering, you are welcomed into a bright and inviting sitting room featuring a charming fireplace and a useful built-in storage cupboard. An inner hallway provides access to both the basement and the first floor, while opening into a spacious contemporary kitchen/dining room, ideal for everyday living and entertaining. Completing the ground floor is a modern family



bathroom.

The versatile basement offers excellent additional space with a variety of potential uses, including a home office, hobby room, or further bedroom. Upstairs, the first floor comprises two generous double bedrooms, both benefiting from built-in wardrobe space. The principal bedroom also provides access to the loft, which is partly boarded and insulated, offering further useful storage.

Outside, the long rear garden is a real highlight, providing a wonderful private space to relax, entertain, or enjoy the outdoors.

Ideally located close to a range of local amenities, this delightful cottage is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer. 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





Total floor area 69.7 sq.m. (750 sq.ft.) approx

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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.

#### Ground Floor:

Sitting Room: 12'6 (max) x 10'10 (3.8m (max) x 3.3m)  
Feature fireplace

Inner Hallway : 11'7 (max) x 11'6 (3.52m (max) x 3.5m)

Bathroom : 8'10" x 6'3" (max) (2.7m (max) x 1.9m)

#### Basement

Bedroom Three/Playroom/Office: 12'2 (max) x 8'8 (3.7m (max) x 2.63m)

#### First Floor:

Bedroom One: 11'6 x 10'10 (3.50m x 3.30m)

To view this property call Kevin Henry on: 01799 513632

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