



Peaslands Road, Saffron Walden **Freehold**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom bungalow built in 2024
- Two double bedrooms and two bathrooms
- Stylish open plan lounge/kitchen/diner
- Detached garage and driveway parking for several cars
- Secure gated entrance
- Large garden with lawn and patio area
- No upward chain
- Within walking distance of town centre

Immaculate and impressive two double bedroom bungalow nestled in a quiet spot off Peaslands Road accessed via its own driveway and set behind secure electric gates.

Both bedrooms are double size with en-suite to main, stylish open plan kitchen/lounge/diner and main bathroom.



The property has full central heating which consists of modern anthracite radiators and the boiler is an Ideal Standard 35KW. PVCU windows and triple glazing installed throughout, and the living area consists of aluminium bifold doors whilst the kitchen is a high-end Wren product with fully integrated NEFF appliances plus quartz worktop and full splashback purchased from a local factory.

Luxury vinyl has been laid across the property with the appropriate underlay and the oak doors and handles were purchased from Todd Doors and Ironmongery. The large family bathroom is fully tiled with underfloor heating and the en-suite is also fully tiled with bi-folding shower door.

Both bathrooms benefit from vanity wall hung units and mirrors with shaving sockets that come with Bluetooth and lighting.

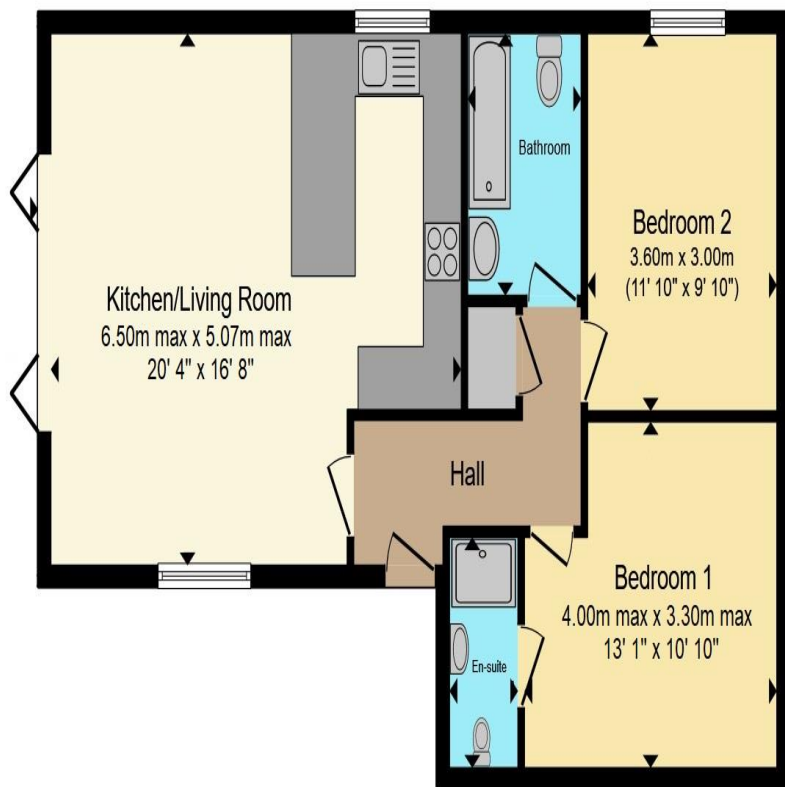
The driveway consists of charcoal two size block paving whilst the private garden is surrounded by feather edge fence panels. There is both lawn and patio to the garden with the patio laid with 900 x 600 limestone tiles.

The sizeable garage has a fully electric door and inside is an electric vehicle charging point, Natural grey slates were used for the roofing and the garage and the property has been inspected at every stage by the building regulations inspector.

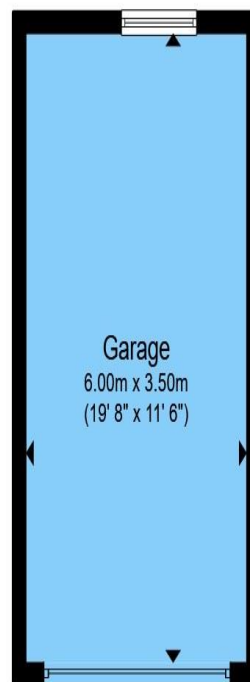
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries.







**Floor Plan**



**Garage**

Total floor area 89.3 sq.m. (961 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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.

Front  
Entrance Hall  
Kitchen/Lounge/Dining Area  
6.50m max x 5.07m max  
20'4" max x 16'8" max

Bedroom One  
4.00m max x 3.30m max  
13'1" max x 10'10" max

En-Suite

Bedroom Two  
3.60m x 3.00m  
11'10" x 9'10"

Bathroom  
Garden  
Lawn and patio area wrapping around the property.

Garage

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

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