



Peaslands Road, Saffron Walden £465,000 **Freehold**



# Key Features



- Three-bedroom semi-detached house
- Spacious living room
- Large kitchen/diner
- Conservatory
- Bathroom

Great opportunity to purchase this perfect family home. The property has a large hallway which can be used as a utility area, snug or office space. The light bright living room is complemented by a spacious kitchen/diner and conservatory with views to the rear garden and a downstairs contemporary bathroom completes the ground floor accommodation. On the first floor are three good size bedrooms, cloakroom and access to the loft which is mainly boarded and has power and lighting and is accessed via a pull-down ladder. To the rear is a good size garden whilst to the front is driveway parking for up to four cars. 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.

**ROOMS:**

Hallway /Utility Area  
3.92m x 1.80m  
12'10" x 5'11"

Lounge  
5.15m max x 4.76m max  
16'11" max x 15'7" max

Kitchen/Diner  
6.32m x 2.73m  
20'9" x 8'11"

Conservatory  
3.32m x 2.60m  
10'11" x 8'6"

Bathroom

Landing  
Access to airing cupboard and mainly boarded loft with pull down ladder.

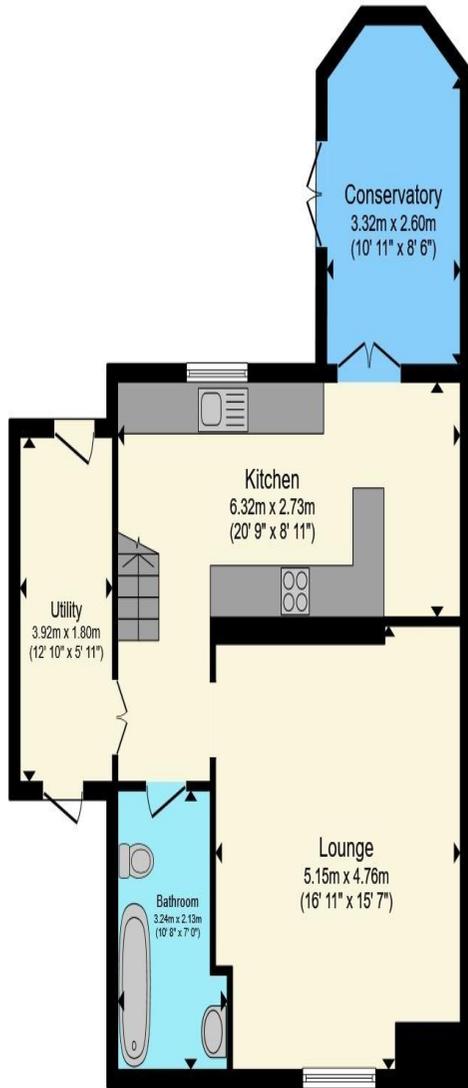
Bedroom One  
4.40m max x 3.56m max  
14'5" max x 11'8" max

Bedroom Two  
4.50m max x 2.86m max  
14'9" max x 9'5" max

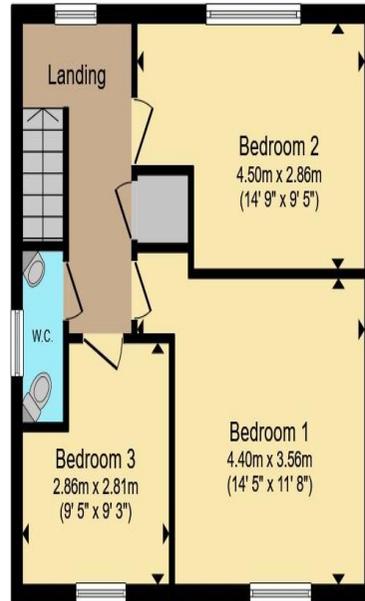
Bedroom Three  
2.86m max x 2.81m max  
9'5" x 9'3"

Cloakroom





**Ground Floor**



**First Floor**

Total floor area 114.5 sq.m. (1,232 sq.ft.) approx

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Garden  
Good size rear garden with lawn and patio.

Front  
Lawn to front and ample driveway parking for four cars.

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