



Peaslands Road, Saffron Walden, CB11 3ED

CHEFFINS

Peaslands Road

Saffron Walden,
CB11 3ED

3 1 3

Guide Price £425,000

- No onward chain
- Three bedrooms
- Semi-detached
- Central town position
- Versatile accommodation
- Close to amenities

A well appointed, three bedroom semi-detached home situated in a popular and central residential location within the town. Enjoying bright and well proportioned living accommodation throughout, the property benefits from integral garage and rear garden and is a short walk to a host of the towns amenities. Offered chain free.





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 PORCH

Entrance door and double glazed window to the front aspect, tiled flooring and door to:

HALLWAY

Doors to adjoining rooms and staircase rising to the first floor with understair storage cupboard.

CLOAKROOM

Comprising low level WC and ceramic wash basin with tiled splashback and vanity cupboard above.

RECEPTION ROOM

Double glazed window to the front aspect and electric fire.

LIVING/DINING ROOM

Door to kitchen and double doors opening to:

CONSERVATORY

Double glazed windows to two aspects and door opening to the garden.

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink with glazed splashback, integrated dishwasher and fridge, five ring electric hob with oven and grill under and door opening to the rear garden. Door to:

UTILITY ROOM

Fitted with a range of base and eye level units, stainless steel sink, space for free-standing fridge freezer, space and plumbing for washing machine and heated towel rail. Door to:

INTEGRAL GARAGE

Electric roller shutter door and power connected.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, built-in airing cupboard with shelving and doors to adjoining rooms.

SHOWER ROOM

Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail, tiled flooring and obscure double glazed window to the rear aspect.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden and built-in storage cupboard.

BEDROOM 2

Double glazed window to the front aspect and a pair of built-in wardrobes.

BEDROOM 3

Double glazed window to the front aspect and built-in over stair storage cupboard with shelving.

OUTSIDE

The front garden is predominantly laid to lawn with a hedge border and an adjoining block paved driveway providing off-street parking and access to the garage. The rear garden is mainly laid to law with a paved terrace, raised beds planted with a range of shrubs and flowers, a timber storage shed and timber fence borders.

AGENT'S NOTES


The property is fitted with solar panels to the front roof elevation and are eligible for a Feed In Tariff.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford

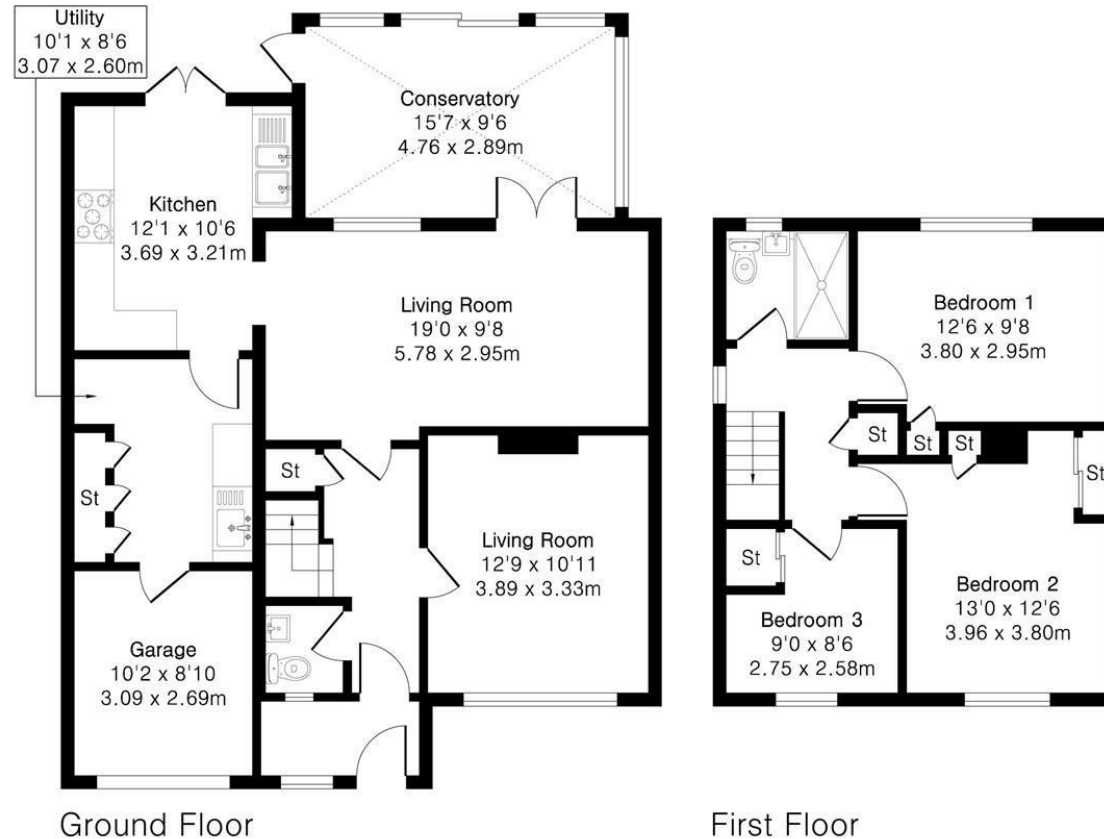


**Approximate Gross Internal Area 1282 sq ft - 119 sq m
(Excluding Garage)**

Ground Floor Area 848 sq ft – 79 sq m

First Floor Area 434 sq ft – 40 sq m

Garage Area 89 sq ft – 8 sq m



[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>.



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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.