



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



18 Pleasant Valley  
Saffron Walden | CB11 4AP  
Offers in Region of £625,000



A well-appointed 5-bedroom, semi-detached property, situated just a short distance from Saffron Walden town centre.

## ACCOMMODATION

18 Pleasant Valley is a well-appointed, 5-bedroom semi-detached property sitting on a good size plot located in the very popular location. The property provides flexible family living accommodation. Outside the property comprises of a driveway providing off-road parking and garage, as well as an attractive, enclosed garden. In detail, the property comprises;

## ON THE GROUND FLOOR

### ENTRANCE HALL

Light and airy entrance hall with stairs to first floor, understairs storage and doors leading to;

### KITCHEN

Fitted with a range of base and eye-level units with roll-top worksurfaces and sink unit incorporated. Integrated appliances include fridge and microwave. There is space and plumbing for dishwasher and range cooker. A large window to side aspect and door to inner hallway with door to rear garden and access to the garage. Further, a cloakroom comprising of W.C and hand wash basin.

### LIVING ROOM

A large room with feature fireplace, built in storage and alcove shelving. Window to side aspect, skylight and patio doors to rear.

### FAMILY ROOM:

Bay window to front, feature fireplace and radiator.

## FIRST FLOOR

### LANDING

A large landing with built in storage, Velux windows, skylights and doors leading to;

### BEDROOM 1

A double bedroom with bay window to front aspect, feature fireplace and fitted wardrobes.

### BEDROOM 2

A double bedroom with window to rear aspect, alcove storage and loft access hatch.

### BEDROOM 3

A double bedroom with window to rear aspect and built-in storage.

### BEDROOM 4

A good size room with window to front aspect and

radiator.

### BEDROOM 5

A good size room with window to front aspect and radiator

### FAMILY BATHROOM

Comprising panelled bath, hand wash basin, WC, built-in storage cupboard and under-floor heating.

### WET ROOM

Comprising shower enclosure, WC, hand wash basin, Velux window and under-floor heating.

## OUTSIDE

To the front of the property there is off-road parking for a number of vehicles and raised flower beds. There is side access which leads to the good size, rear garden. The rear garden is laid mainly to lawn with a large patio area including a pergola.

## FEATURES

- 5-bedroom, semi- detached property
- Family bathroom and separate wet room
- Good size rear garden
- Garage & off-street parking
- Sought after location
- Available with no upward chain

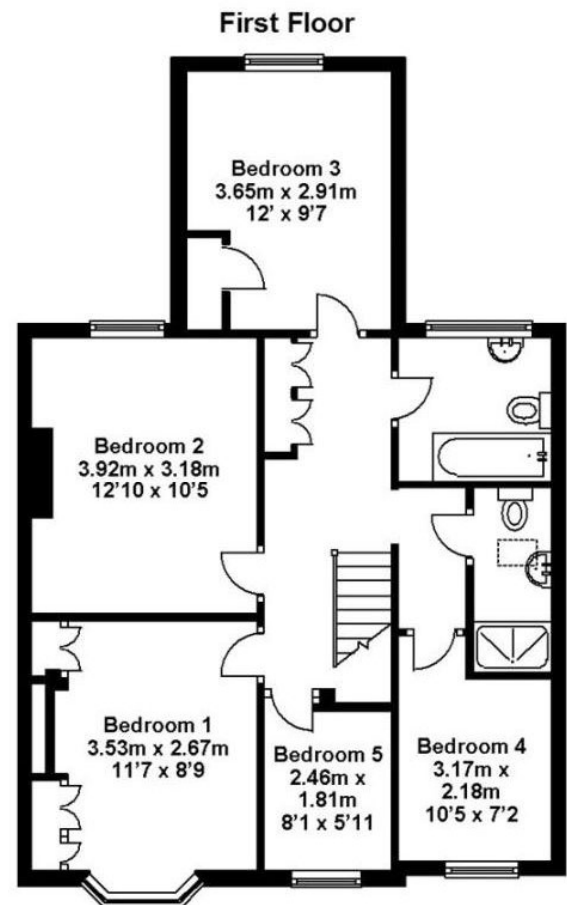
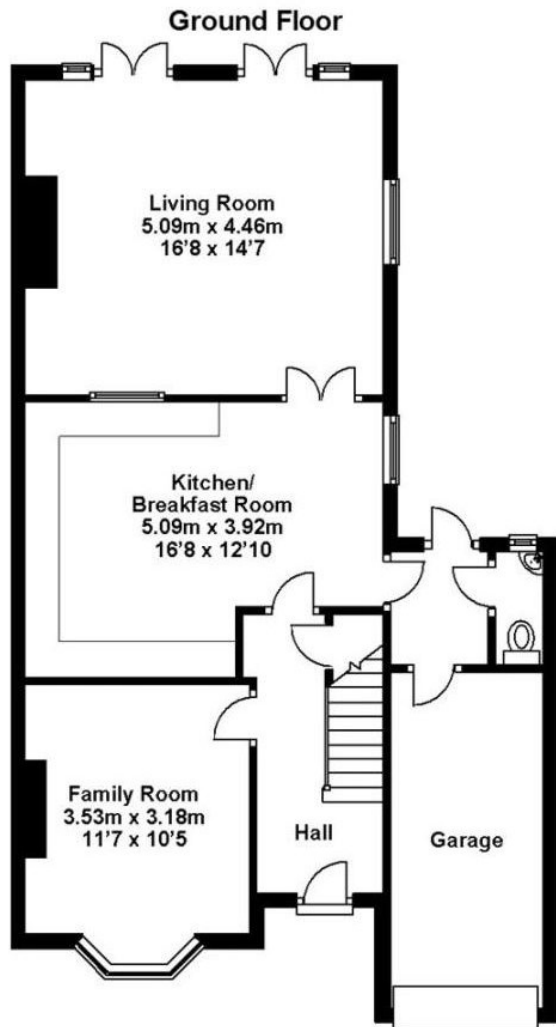
## LOCATION

Saffron Walden is a thriving market town with a good range of local shops, coffee shops, restaurants and a twice weekly market. Audley End station is within 2 miles with an easy cycle route and provides a regular service to London's Liverpool Street station (in just under an hour). Alternatively, the M11 can be accessed at Junction 8, Bishop Stortford or at Junction 9, Great Chesterford. Stansted Airport is within 19 miles and for more extensive shopping and schooling facilities, the university city of Cambridge is within 15 miles

## SERVICES

All mains services are connected

EPC RATING: D



Approx. gross internal floor area 131 sqm (1425 sqft)



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



