



21 Peal Road

Saffron Walden





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21 Peal Road offers an excellent opportunity to renovate and upgrade this three-bedroom semi-detached home that sits on an impressive 0.1-acre plot within a popular residential area.

As you enter through the entrance porch, you'll find a door that leads to the dining room and study. The study had been created by converting the integral garage which now benefits from a large storage cupboard and sliding doors to the front of the property.

The dining area has an arched opening that leads to the living room and another door that leads to a galley kitchen. The kitchen is equipped with matching base and eye-level units, space for a fridge/freezer, and a washing machine. There is also an integrated electric oven and a back door that opens to the decked section of the rear garden.

The living room has a storage cupboard, a sliding glazed door to the family room and stairs rising to the first floor. The family room is an extension of the original house, glazed on three aspects and benefits from a sliding door out to the garden.

Upstairs, the landing provides access to three bedrooms and the family bathroom.

In the garden, there are three distinct areas. The first is an east-facing decking area located at the back of the property, which is ideal for enjoying a cup of coffee in the morning. A path then leads to the second part of the garden, a patio area on the side of the house, where flower beds can be found. The third area beyond the patio is the main garden that faces south and is mostly made up of a lawn. Additionally, there is off-street parking for up to three cars at the front of the property, along with a small lawn area.



Key Features:

- 0.1 Acre Plot
- Off-Street Parking For Three Cars
- Scope To Modernise & Extend (Subject To Planning)
- Three Bedrooms
- Three Reception Rooms

Agents Note:

Tenure: Freehold

Uttlesford District Council - Band D - £1,923.80

Energy Rating - Band E

All Mains Services Connected

Mobile Coverage: Good Coverage Over All Major Networks (Ofcom)

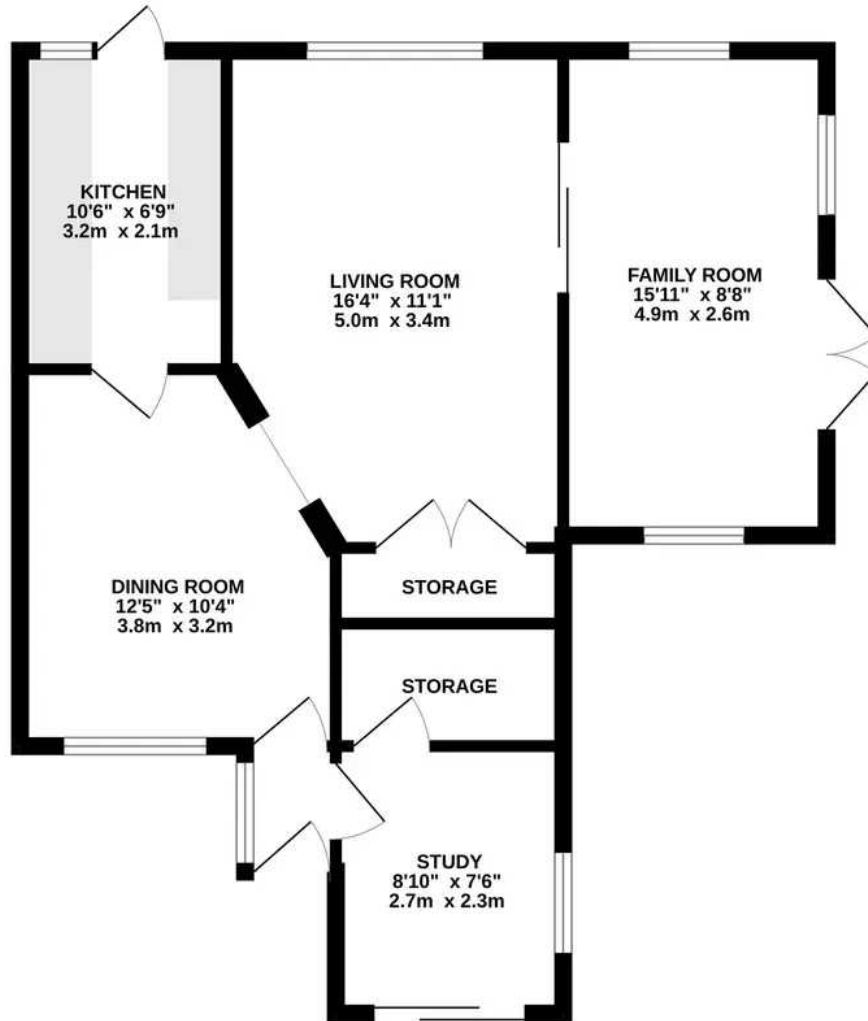
Broadband Coverage: Ultrafast Available 1,000 Mbps (Ofcom)

Location:

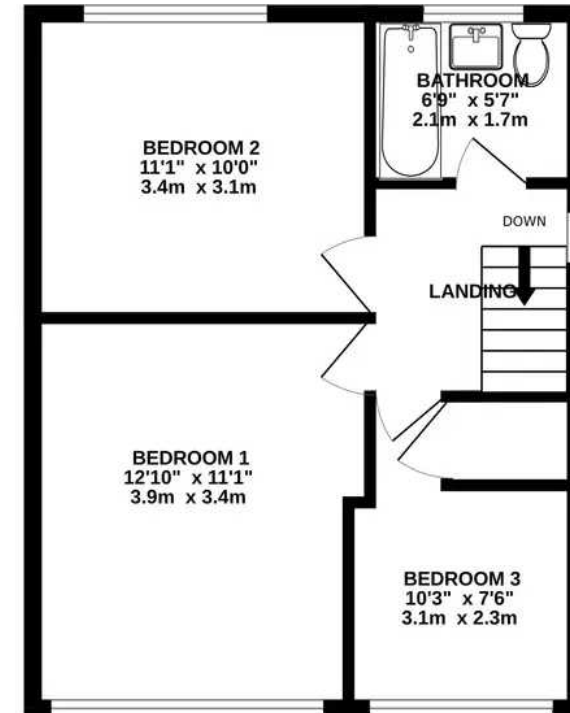
Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with several primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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