



49 Peaslands Road, Saffron Walden
CB11 3ED



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

49 Peaslands Road

Saffron Walden | Essex | CB11 3ED

Guide Price £550,000

- A well-proportioned, four-bedroom semi-detached property extended by the current owners
- Open plan kitchen/dining/living area
- Good size front & rear gardens
- Off road parking for multiple vehicles
- Ideally situated just a short walk from the town centre and the highly regarded County High School
- EPC: C / Council Tax Band: C

The Property

A well-presented semi-detached four-bedroom family home set back from the road withing walking distance of town centre. Boasting off street parking and gardens to the front and rear.

The Setting

Peaslands Road is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a thriving twice weekly market. The town's leisure facilities include an 18-hole golf course, a cinema and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

In detail the property comprises an entrance porch with door leading to the cloakroom with window to side aspect, WC, wash hand basin and door leading into the entrance hall. Stairs rise to the first floor and doors lead to the adjoining room. The kitchen / dining / living room is the real hub of the home, filled with natural light from the French doors and window to rear aspect. Fitted with a matching range of eye and base level units with varnished timber work surface over with ceramic butler sink. Space for five ring gas hob and large single oven combination with extractor fan over, fridge/freezer and integrated dishwasher. In addition, there is access to a pantry cupboard and under-stairs storage cupboard. The utility room is fitted with base level units with ceramic sink unit, door to side aspect, window to rear aspect, Velux window to side aspect. There is space and plumbing for washing machine and tumble dryer. The good size





sitting room has a window to front aspect. The family bathroom comprises WC, panelled bath with shower attachment, wash hand basin, W.C and heated towel rail.

The first-floor landing provides access to the loft, airing cupboard and doors to the adjoining rooms. The principal bedroom benefits from built in wardrobes and window to front aspect. Bedroom two is a double bedroom with window to front aspect. Bedroom three is a double room with a window to rear aspect and Velux window to side aspect. The fourth bedroom is a good size with window to front aspect. The cloakroom has window to side aspect, WC and wash hand basin.

Outside

To the front of the property is a garden laid to lawn and partially enclosed by privacy hedging with trees and shrubs. There is a concrete paved driveway parking for three vehicles. Further access via a side gate is granted to a sizeable rear garden boasting a patio area ideal for al fresco dining with various mature trees and shrubs.



Services

All mains services are connected.

Local Authority

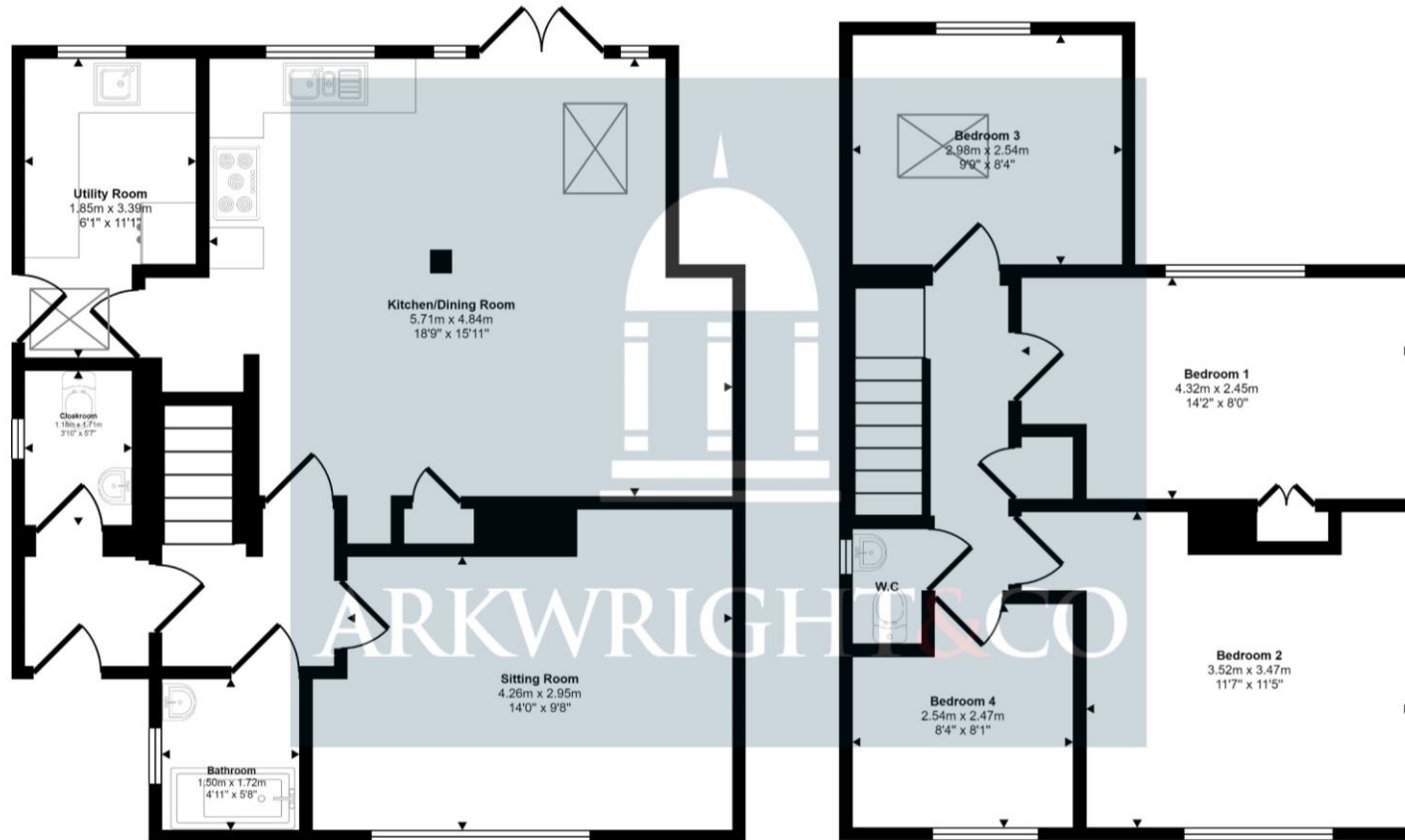
Uttlesford District Council

Council Tax

C



Approx Gross Internal Area
109 sq m / 1169 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft

First Floor
Approx 46 sq m / 492 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS