



22 Pleasant Valley, Saffron Walden  
CB11 4AP



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RESIDENTIAL & COMMERCIAL AGENTS

# 22 Pleasant Valley

Saffron Walden | Essex | CB11 4AP

## Guide Price £550,000

- A deceptively spacious three bedroom detached bungalow
- Offered with no upward chain
- Superb living room with double doors onto the garden
- 0.8 miles to the town centre
- Off road parking
- EPC: E
- Good size rear garden
- Council Tax Band: D

### The Property

A well proportioned three bedroom detached bungalow within a short walk of the town centre. The property benefits from off road parking, established rear garden and is offered with no upward chain.

### The Setting

Pleasant Valley is located around 0.5 miles away from the town centre. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving 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 of an entrance hall with built in storage cupboard and doors to the adjoining rooms. To the left sits bedroom one, a double room with window to front aspect. To the right is bedroom two, a double room with window to front aspect. The superb kitchen is fitted with a matching range of eye and base level units with wooden worksurface over and inset sink. Integrated appliances including fridge, freezer, dishwasher, gas hob with extractor fan over, oven and microwave. There is space and plumbing for a washing machine. A third bedroom is currently utilised as a dining room with double doors opening onto the patio area. A generous dual aspect sitting room is a wonderful space filled with natural light benefiting from double doors leading to the rear garden. The shower room comprises shower enclosure, W.C, wash hand basin and heated towel rail.





### Outside

To the front of the property is a block paved driveway providing ample off-road parking. A side gate provides access to the established, landscaped rear garden that is laid mainly to lawn with a timber built shed and a range of mature flower and shrub borders. A generous patio area provides an ideal space for outdoor entertaining.

### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.



Tenure - Freehold

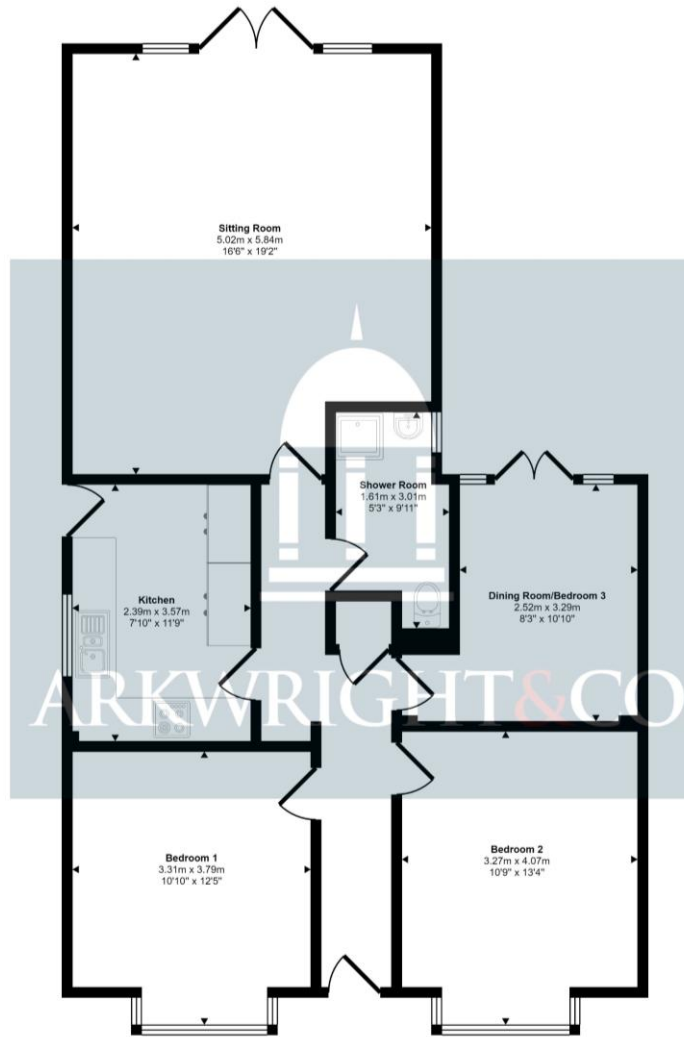
Property Type - Detached

Local Authority – Uttlesford District Council

Council Tax - D



Approx Gross Internal Area  
87 sq m / 934 sq ft



Floorplan

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.



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