



52 Ashdon Road, Saffron Walden
CB10 2AT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

52 Ashdon Road

Saffron Walden | Essex | CB10 2AT

Guide Price £375,000

- A charming two bedroom, two bathroom character cottage
- Two reception rooms
- Kitchen with double doors onto the garden
- Basement providing useful storage
- Two double rooms both with ensuite
- Generous rear garden landscaped by previous owners
- Desirable town location
- Offered with no upward chain

The Property

An attractive two bedroom, two bathroom end terrace town house situated in this convenient town location, placed within easy reach of Saffron Walden's impressive common and all local amenities. Benefitting from a rear garden and offered with no upward chain.

The Setting

Ashdon Road is conveniently situated to the north of Saffron Walden town centre, offering easy access to local schooling, recreational facilities and a variety of shops and amenities that Saffron Walden has to offer, to include a twice weekly market, a selection of independent retailers along with Waitrose and Tesco's stores. There are a number of primary and secondary schools including R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter Audley End Station is within 3 miles which provides a regular service to London Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junctions 8 and 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

In detail the property comprises an enclosed porch leads into the sitting room which features a sash window looking out to the front and a fireplace with fitted stove. An inner hallway has stairs rising to the first floor and leads to the dining room with windows to the side and rear drawing in natural light, a fireplace and door with stairs leading down to the basement. The kitchen at the rear of the house has double doors opening to outside, a range of storage cupboards in a light wood finish complemented by dark work surfaces and a range of fitted appliances.

The first-floor landing provides access to the loft hatch and doors to the adjoining rooms. The principal bedroom looks out to the rear with feature fireplace and its own en suite bathroom fitted with a 4-piece suite incorporating bath and separate shower cubicle. The second bedroom looks out to the front with attractive natural timber floorboards and an en suite shower room. Comprising shower enclosure, W.C and wash hand basin.





Outside

The property is set back, slightly elevated from the road behind a front garden area laid to lawn. Steps rise up to the front door and there is a side access to the rear. The 93ft rear garden is a particular feature of the property having been completely re-landscaped by the previous owners. The garden features a paved terrace adjoining the back of the house, bordered by a rendered retaining wall with steps up to an area of lawn. There is a central paved seating area bordered by low level walling, beyond which further lawns extend to the rear seating and entertaining area which features a timber pergola.

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 – End of terrace

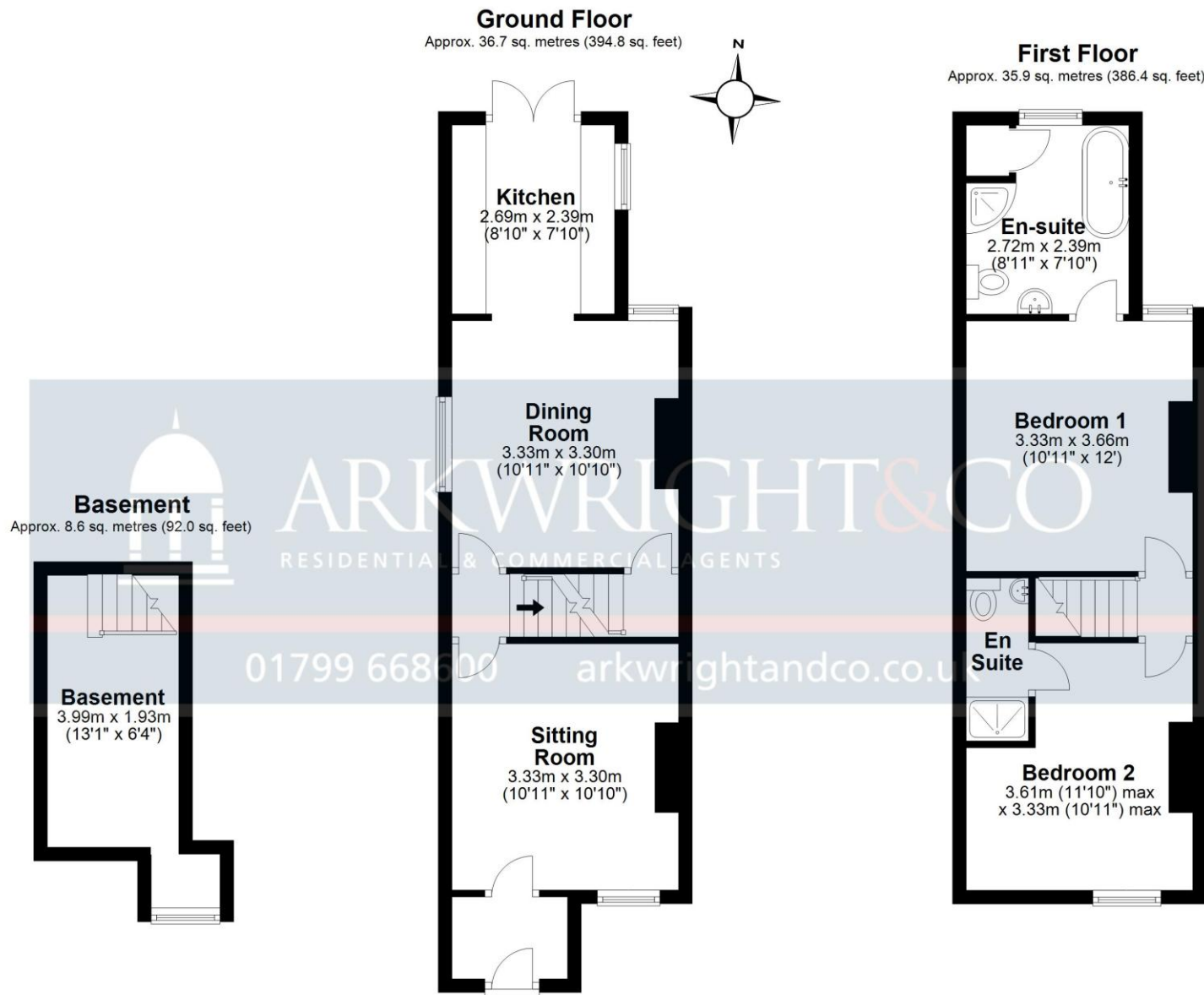
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

EPC - D

Council Tax– C





Total area: approx. 81.1 sq. metres (873.2 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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