



33 Ashdon Road, Saffron Walden
CB10 2AQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

33 Ashdon Road

Saffron Walden | Essex | CB10 2AQ

Guide Price £400,000

- || Attractive two bedroom semi- detached house
- || Private, secluded garden
- || Beautifully presented throughout
- || Off road parking
- || Flexible living accommodation
- || Walking distance to the Town Centre

The Property

Tucked along one of Saffron Walden's most convenient residential roads, 33 Ashdon Road is a well-proportioned and thoughtfully arranged home, ideally placed for everyday town living. The property sits within an easy walk of the town centre, the County High School and a wide range of local shops and amenities, while Audley End railway station is also within comfortable reach.

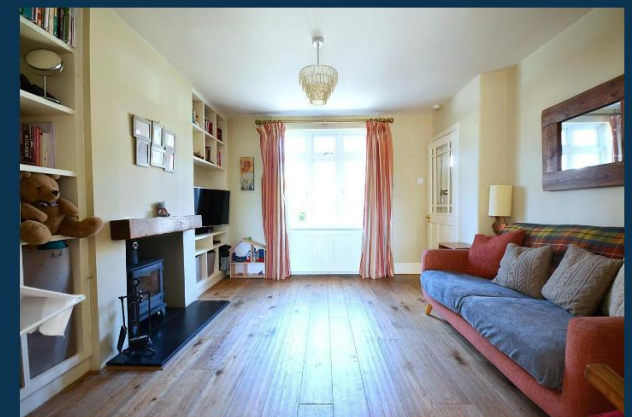
The Setting

Saffron Walden is a highly regarded and historic Essex market town, renowned for its handsome streetscape, strong sense of community and excellent quality of life. The town offers an appealing blend of period architecture, independent shops, cafés and restaurants, together with a twice-weekly market held in the picturesque Market Square. Education is particularly well served, with an excellent selection of both state and independent schools, including the highly regarded County High School and Joyce Frankland Academy, making the town especially popular with families.

For commuters, Audley End mainline station lies approximately two miles away and provides regular services to London Liverpool Street in under an hour, while the M11 can be easily accessed at Junctions 8 (Bishop's Stortford) and 9 (Great Chesterford). Stansted Airport is also within convenient reach, offering both domestic and international connections. Surrounded by open countryside, Saffron Walden enjoys immediate access to beautiful walking and cycling routes, while the university city of Cambridge lies around 15 miles to the north, providing a wider range of cultural, educational and shopping facilities.

The Accommodation

The accommodation unfolds with a welcoming entrance hall, from which the staircase rises to the first floor and doors lead into the principal living spaces. To the front of the house, the sitting room is warm and inviting, enjoying a front-facing window and an attractive feature fireplace fitted with a wood-burning stove, creating a cosy focal point. Wood flooring and useful under-stairs storage enhance both the character and practicality of the room.





To the rear, the kitchen and dining area forms the sociable heart of the home. Stylishly fitted with a range of base units topped with complementary work surfaces, the kitchen incorporates a sink and drainer alongside a built-in gas oven, hob and extractor. There is space and plumbing for a dishwasher and washing machine, as well as room for a freestanding fridge/freezer. Tiled flooring and a rear-facing window allow for plenty of natural light, while a door opens directly onto the garden — ideal for both everyday living and entertaining. Upstairs, the first-floor landing leads to two generously sized double bedrooms and the family bathroom. The principal bedroom enjoys a pleasant front aspect and features wood flooring, built-in sliding wardrobes and cleverly designed storage around the chimney breast. The second bedroom is equally well-proportioned, with a rear-facing window and wood flooring. The family bathroom is fitted with a white suite comprising a double-ended panelled bath with shower over, wash hand basin and low-level WC, complemented by tiled walls, wood-effect flooring and a rear-facing window.

Outside

The rear garden offers a private and attractive setting, arranged with paved seating areas, a patio and steps rising to a lawn. Of particular note is the substantial outbuilding, currently arranged as a studio and workshop both with electricity connected and water connected to the workshop. This flexible space is ideally suited to home working, creative use or hobbies.



To the front of the property, a paved driveway provides off-road parking for two vehicles.

Services

Mains electric, water and drainage are connected. Electric heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi-detached

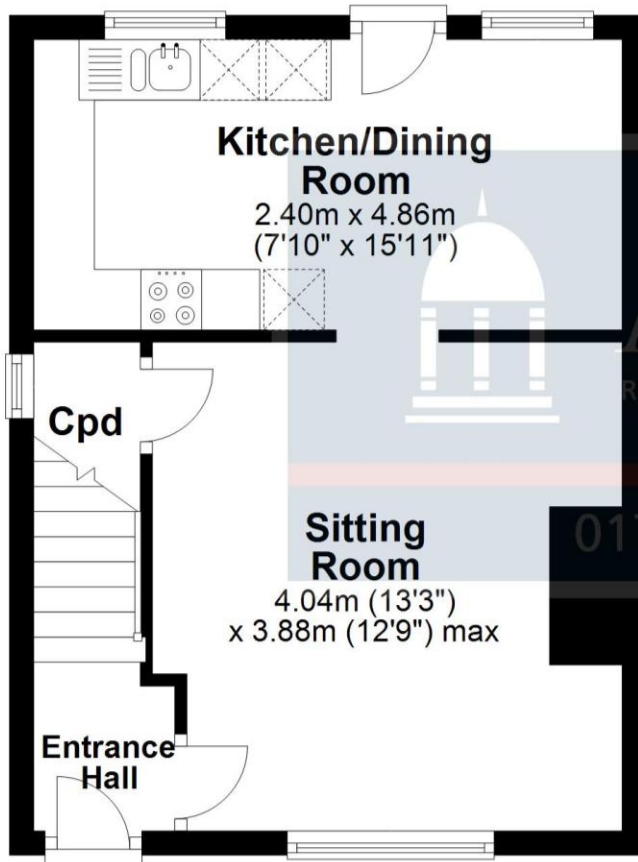
Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax – C

Ground Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



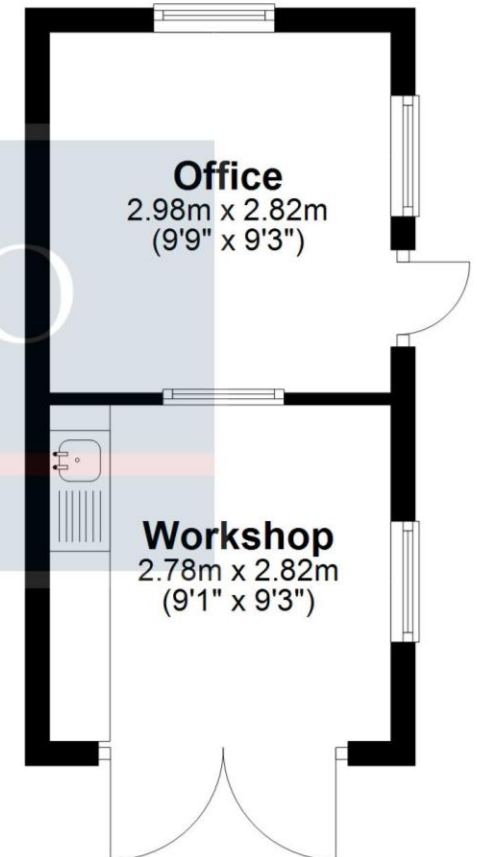
First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Outbuilding

Approx. 16.5 sq. metres (177.9 sq. feet)



Total area: approx. 80.2 sq. metres (863.4 sq. feet)



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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