



Church End, Ashdon, CB10 2HG

CHEFFINS

Church End

Ashdon,
CB10 2HG

- Detached family home
- Sitting room with wood burner
- Well appointed kitchen/breakfast room
- Principal bedroom with en suite
- Garage and ample parking
- Sought-after village location

An individual, detached house located in a highly sought-after village. The property enjoys spacious and versatile accommodation, together with a detached garage and a private rear garden.

4 2 2

Guide Price £635,000





LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

GROUND FLOOR

ENTRANCE HALL

Timber entrance door with adjoining full height double glazed windows, staircase rising to the first floor with galleried landing and a pair of Velux skylights providing natural light. Engineered oak flooring with underfloor heating which flows through to the adjoining rooms.

SITTING ROOM

An impressive and spacious reception room with three sets of double glazed windows to the front and side aspects with fitted shutters, log burning stove on a raised hearth.

KITCHEN/BREAKFAST ROOM

Fitted with an extensive range of base and eye level units with solid woodblock work surface, central island with hob and oven below, ceramic sink unit, space for American style fridge freezer and integrated dishwasher. A pair of double glazed windows to the side aspect and a pair of double glazed doors providing views and access to the terrace and garden.

UTILITY ROOM

Fitted with a range of base and eye level units with solid woodblock work surface and butler sink, shelving and

hanging rail, cupboard housing the heating system and underfloor manifold. Double glazed window and double glazed door providing access to the outdoor space and garden.

STUDY

Double glazed window.

CLOAKROOM

Comprising WC with hidden cistern, vanity wash basin and obscure double glazed window.

FIRST FLOOR

LANDING

Deep built-in linen cupboard.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden and adjoining orchard, built-in wardrobe.

EN SUITE

Comprising shower enclosure, low level WC, vanity wash basin and obscure double glazed window.

BEDROOM 2

Double glazed window to the front aspect with pleasant views towards the Church.

BEDROOM 3

Double glazed window to the front

aspect with pleasant views towards the Church.

BEDROOM 4

Large Velux window.

BATHROOM

Comprising panelled bath, low level WC, wash basin and walk-in shower enclosure.

OUTSIDE

To the side of the property is a block paved driveway providing off-street parking. A pair of timber gates lead to the rear courtyard and detached garage. To the front of the property is a lawned garden. Adjoining the rear of the property is a large paved terrace which is ideal for outdoor entertaining, with steps up to the garden which is laid to lawn with a sunken trampoline.

DETACHED GARAGE


Accessed via a pair of timber doors with window to the side aspect and further glazed door to the rear. Power, lighting and eaves storage space.

VIEWINGS

By appointment through the Agents.





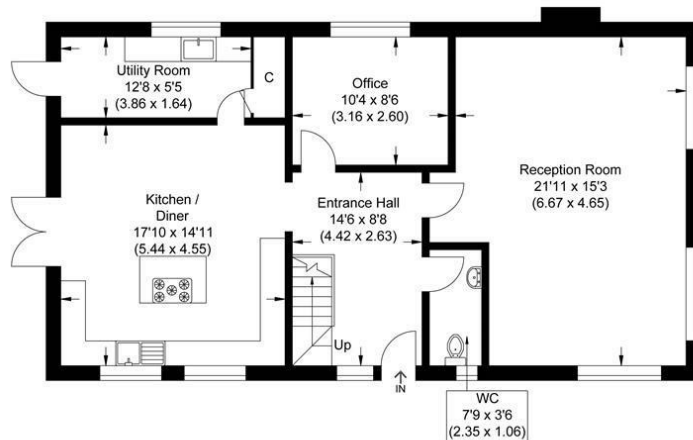
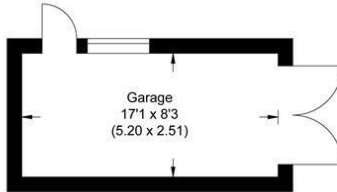
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £635,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Uttlesford

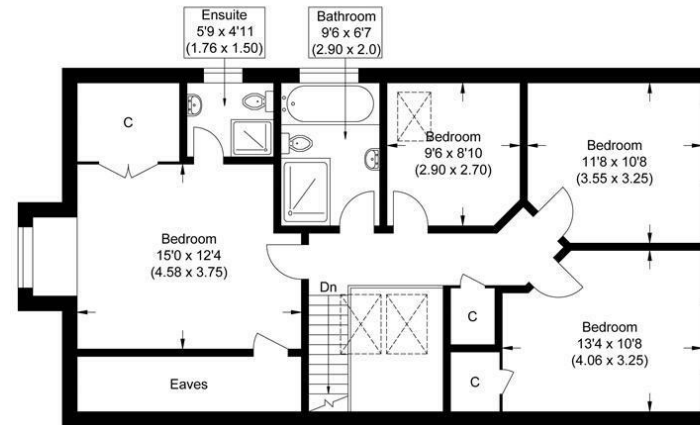




Approximate Gross Internal Area
164.76 sq m / 1773.46 sq ft
(Excludes Garage/Eaves)
Garage Area 13.05 sq m / 140.46 sq ft
Eaves Area 5.10 sq m / 54.89 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

