



Church End, Ashdon, CB10 2HG

**CHEFFINS**

## Church End

Ashdon,  
CB10 2HG

- Three bedrooms
- Versatile living accommodation
- Detached garage and driveway parking
- Beautifully appointed gardens
- Popular village location

A well appointed and charming three bedroom home positioned in a popular position within the village. The property comprises of bright and versatile living accommodation throughout, together with detached garage, ample driveway parking and summer house with scope to use as a garden office/studio. The property also enjoys beautifully landscaped and mature gardens.

3 1 2

**Guide Price £525,000**





## 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 LOBBY

Entrance door and double glazed window to the front and side aspects. Door to:

### HALLWAY

Staircase rising to the first floor with storage cupboard beneath and doors to adjoining rooms.

### LIVING ROOM

A dual aspect room with double glazed windows to the front and side, wooden parquet flooring and fireplace with tiled hearth and exposed brickwork.

### CLOAKROOM

Comprising low level WC, ceramic wash basin with vanity cupboard beneath, part tiled and part panelled walls and tiled flooring.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, sink unit, space for range style cooker with extractor hood over, integrated dishwasher, washing machine and

tumble dryer and space for free standing fridge freezer. Double glazed window and stable door providing views and access to the garden.

### FAMILY/DINING ROOM

A dual aspect room with double glazed bay window to the front aspect and double glazed windows and double glazed French doors opening to the rear garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, built-in storage cupboard and double glazed windows to the side aspect.

### BEDROOM 1

Double glazed window to the side aspect and built-in wardrobes.

### BEDROOM 2

Double glazed windows to the side and front aspects and built-in wardrobes and cupboards.

### BEDROOM 3

Double glazed window to the front aspect and built-in storage cupboard.

## BATHROOM

Comprising bath, walk-in shower enclosure, ceramic wash basin, low level WC and heated towel rail. Tiled walls and flooring and obscure double glazed window to the rear aspect.

## OUTSIDE

The rear garden is south-west facing, featuring a patio with brick wall border. The rest of the garden is predominantly laid to lawn, planted with a variety of mature shrubs, trees and flowers with a hedge border and a timber studio/garden office with power connected. In addition, there is a brick-built storage shed, a detached garage and a block paved driveway providing off-street parking for several vehicles; two spaces to the front of the garage and one through a pair of wrought iron gates.

## DETACHED GARAGE

Electric up and over door and power connected.

## VIEWINGS

By appointment through the Agents.







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

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Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

## Approximate Gross Internal Area 1374 sq ft - 128 sq m

Ground Floor Area 892 sq ft - 83 sq m

First Floor Area 482 sq ft - 45 sq m

Garage Area 131 sq ft - 12 sq m

Outbuilding Area 149 sq ft - 14 sq m



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](http://cheffins.co.uk)



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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.