



6 Ashdon Road

Saffron Walden





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Saffron Walden, Essex

If you've been dreaming of swapping city squeeze for space, light and a proper garden, **6 Ashdon Road** is the kind of home that makes the move feel easy.

Set within one of **Saffron Walden's** most sought-after residential roads, this beautifully proportioned family house offers around **2,100 sq ft** of versatile accommodation, ideal for London buyers wanting room to grow, work from home comfortably, and still have the town on your doorstep.

Inside, the layout is wonderfully practical for modern life. Generous reception space creates the perfect flow for everyday family living, while the flexible rooms lend themselves brilliantly to **hybrid working**, whether you need a dedicated home office, a snug, or a playroom that keeps the main living space calm and clutter-free. Upstairs, the bedroom accommodation provides excellent space for families and guests alike, with plenty of scope for dressing areas and study corners too.

Step outside and you'll find the real luxury that's hard to come by in the capital: **a private garden** that invites summer barbecues, safe play, and relaxed evenings with friends, the sort of outside space that turns weekends into mini-holidays at home.

And when you do need the city, you're well placed. Saffron Walden is renowned for its community feel, excellent schooling, independent shops and cafés, and easy access to commuter links, making it a favourite for buyers relocating from London who want the best of both worlds: **countryside lifestyle with connections when needed**.

A home that works beautifully day-to-day, with the space and setting to make leaving London feel like an upgrade in every direction.





Agents Notes:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Tax Band F - £3,342.69pa

All Mains Services Connected - Solar Panels & Battery

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

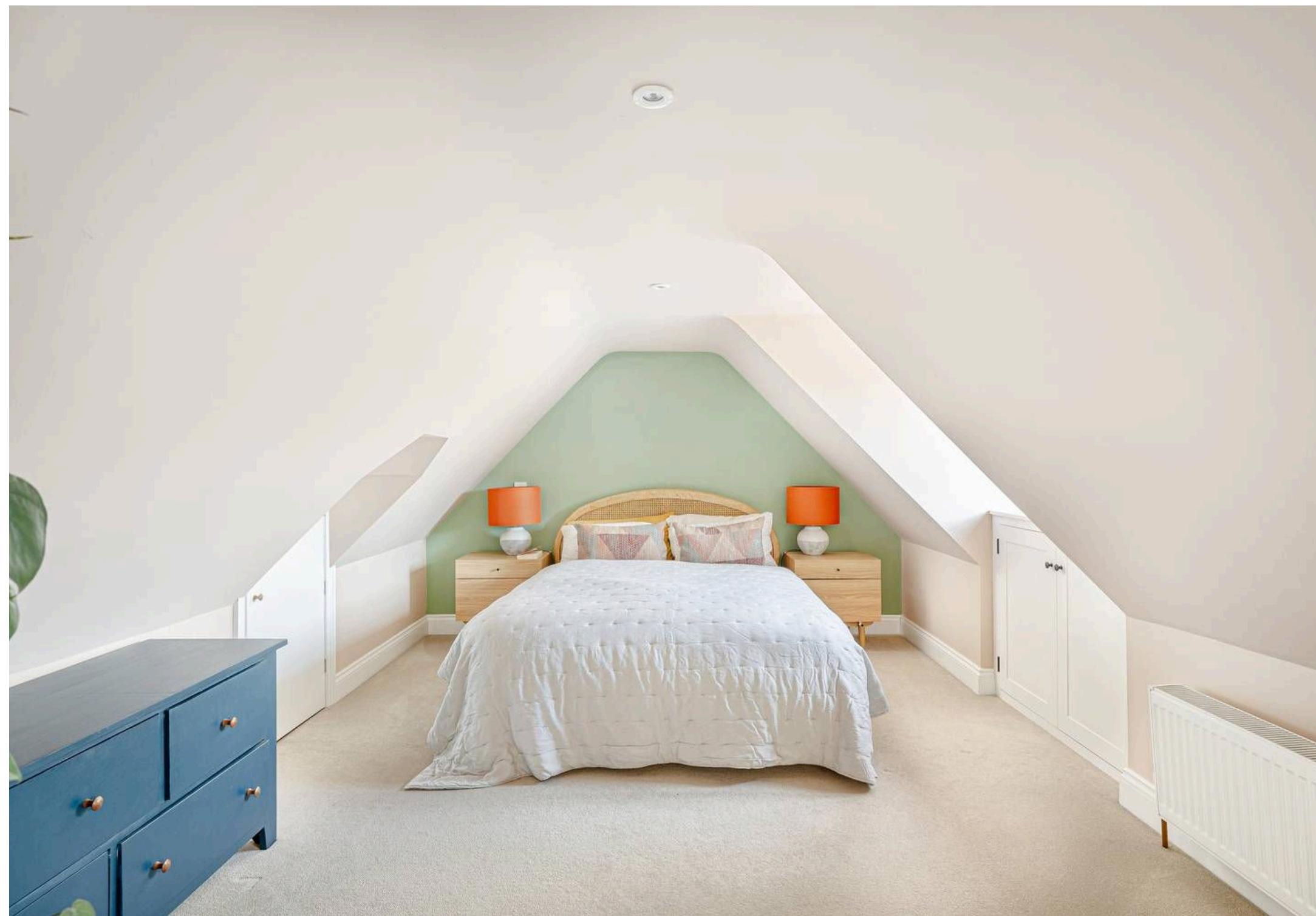
Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.

Key Features:

- Elevated position with panoramic views across Saffron Walden Common
- Over 2,100 sq ft of beautifully arranged accommodation across three floors
- Stunning open-plan kitchen/dining/family space with vaulted ceilings and skylights
- Recently constructed boot room plus separate utility and ground floor WC
- Three first-floor bedrooms and a stylish family bathroom
- Entire second floor configured as a private suite with shower room and eaves storage
- South-facing terrace beneath a pergola & a landscaped rear garden
- Cedar-clad outbuilding with solar panels & parking for two cars

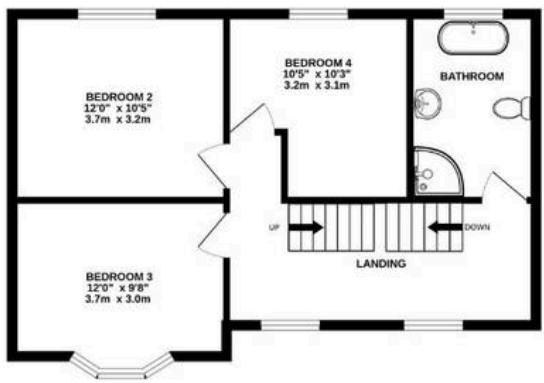




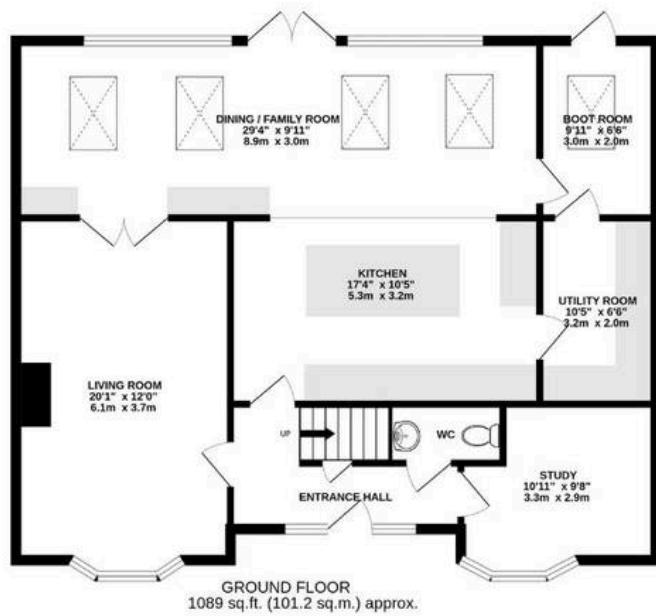
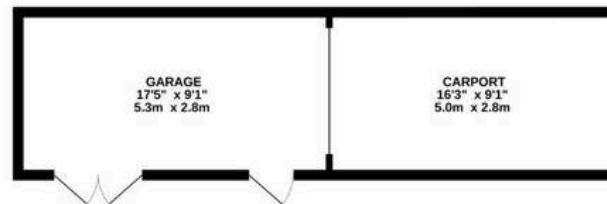




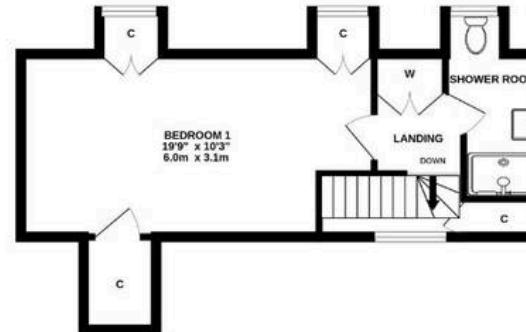
1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



GARAGE/CARPORT
307 sq.ft. (28.5 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

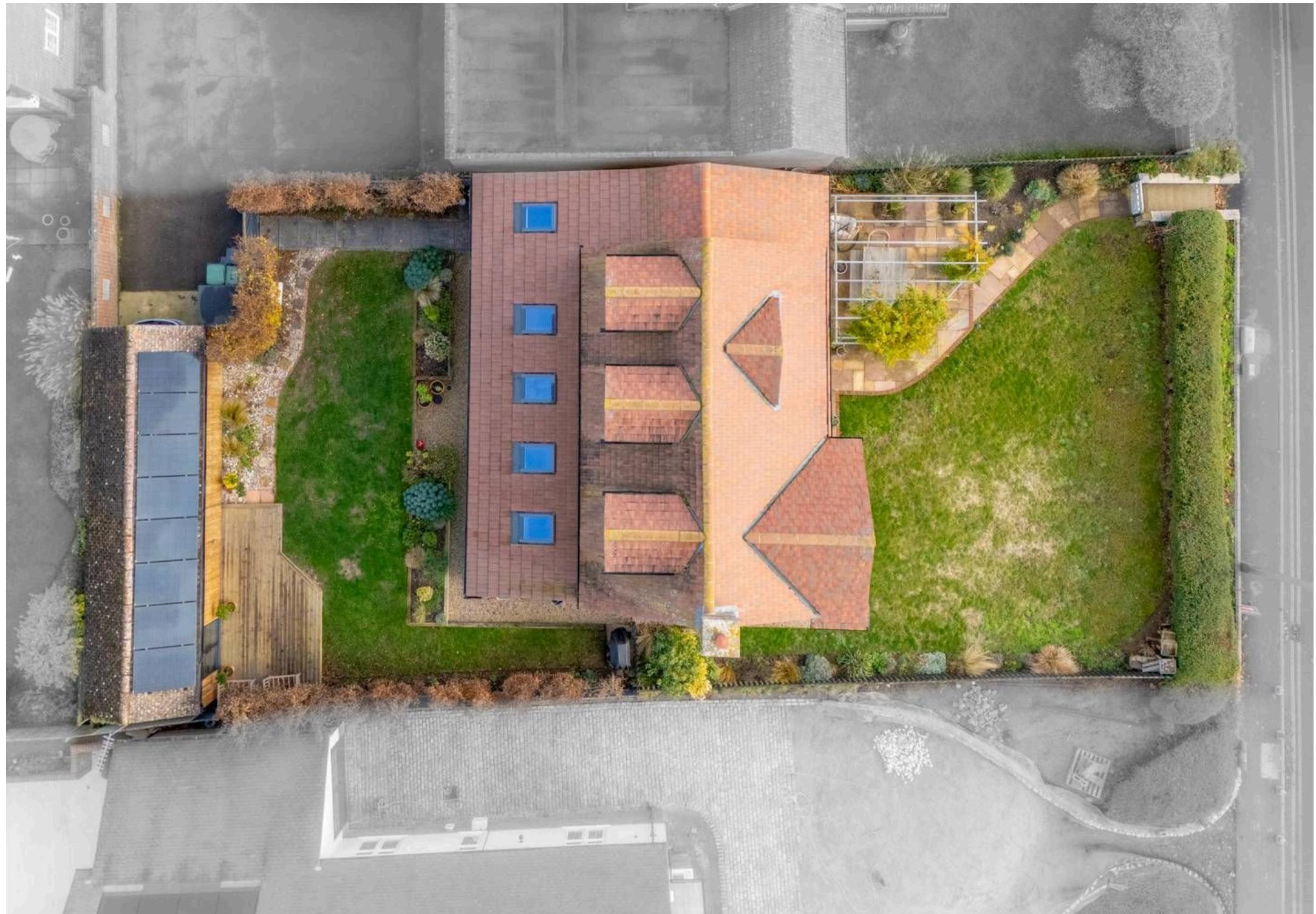


TOTAL FLOOR AREA: 2,104 sq.ft (195.5 sq.m) Approx.
Not Including the garage/carport

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.

