



Ashdon Road, Saffron Walden £350,000 **Freehold**

**KH** Kevin Henry

# Key Features



- Two bedroom cottage
- Chain Free
- Two reception rooms
- Well-equipped kitchen
- Basement

This delightful two-bedroom cottage offers excellent living space and is well presented throughout. The ground floor features a spacious lounge and dining area, perfect for relaxing or entertaining, along with a well-equipped kitchen.

The property also benefits from a versatile cellar, offering fantastic potential to be converted into a home office or additional living space.

Upstairs, there are two generously sized bedrooms and a modern family bathroom. Outside, the south-facing rear garden provides a lovely space to unwind, with both a patio area and a well-maintained lawn. Ideally located just a few minutes' walk across the common into the town centre, this

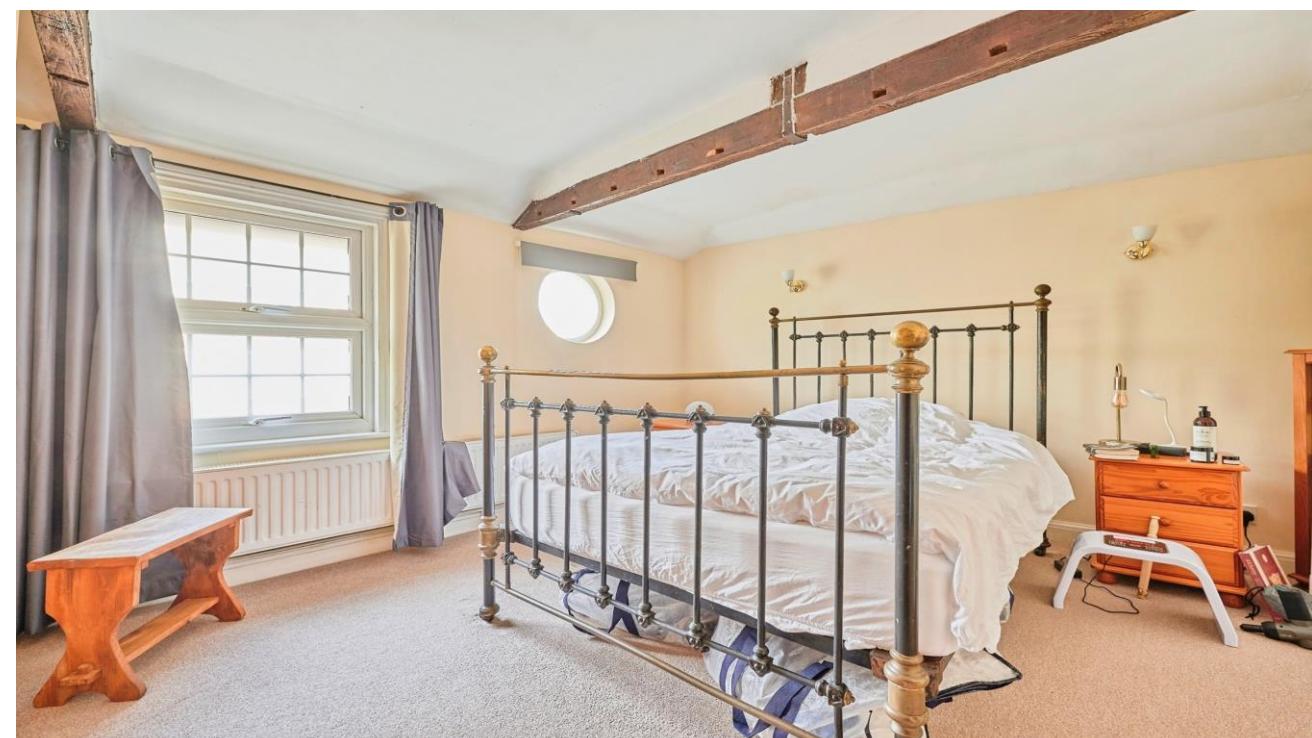


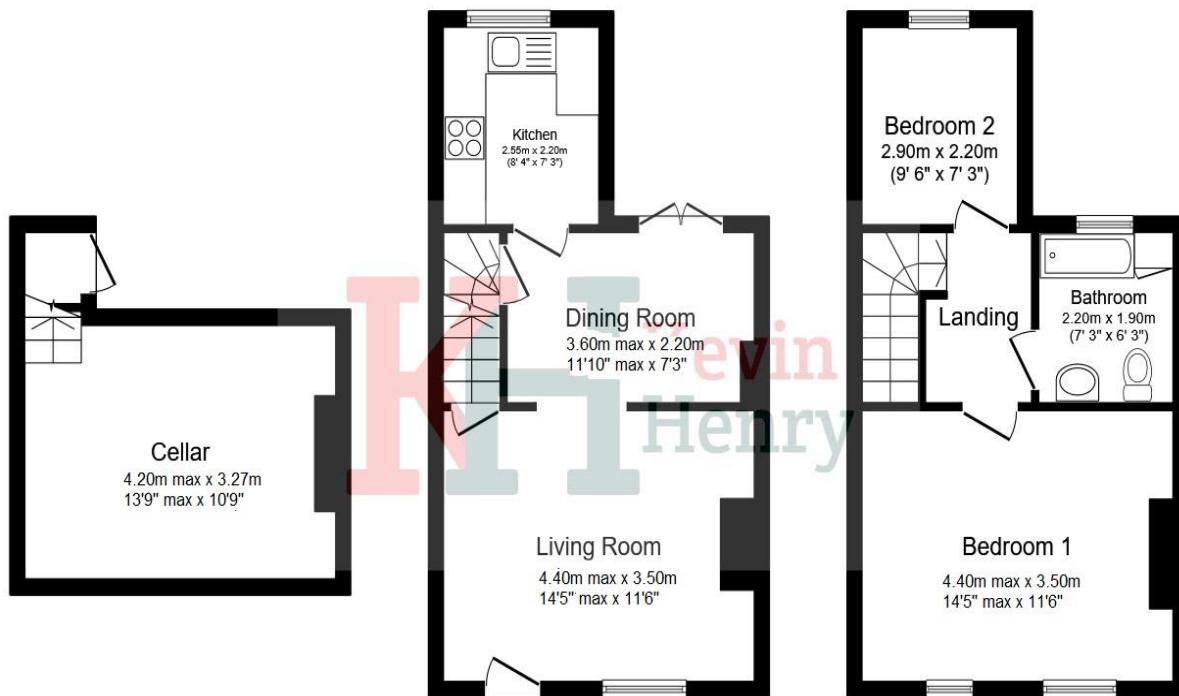
charming home combines convenience with a peaceful setting.  
Offered chain free.  
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Living Room  
4.40m maximum x 3.50m  
14'5" maximum x 11'6"

Dining Room  
3.60m maximum x 2.20m  
11'10" maximum x 7'3"

Kitchen  
2.55m x 2.20m  
8'4" x 7'3"





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Basement**  
4.20m maximum x 3.27m  
13'9" maximum x 10'9"

**First Floor Landing**  
Loft access

**Bedroom One**  
4.40m maximum x 3.50m  
14'5" maximum x 11'6"

**Bedroom Two**  
2.90m x 2.20m  
9'6" x 7'3"

**Bathroom**  
2.20m x 1.90m  
7'3" x 6'3"

**Garden**

South west facing garden with lawn and patio.

To view this property call Kevin Henry on:  
01799 513632

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