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Fallowden Lane, Ashdon, Saffron Walden, CB10 2HL

An extended two bedroom cottage situated in a picturesque village location. The property has been refurbished throughout in recent years and offers beautifully presented and characterful accommodation. Outside there is a charming rear garden with a detached studio and shed.

Guide Price **£320,000**

- Character Cottage
- Extended and refurbished throughout
- Two bedrooms
- Kitchen & utility
- Charming garden
- Beautifully presented



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.

ACCOMMODATION with approximate room sizes.

GROUND FLOOR

ENTRANCE PORCH

Entrance door and window to the front aspect, fitted storage cupboard and glazed door to:

SITTING ROOM

11' 11" x 11' 11" (3.65m x 3.64m)

Feature redbrick fireplace, double glazed window to the front aspect and opening to:

DINING ROOM

12' 0" x 8' 1" (3.66m x 2.47m)

Window to the rear aspect, staircase rising to the first floor with understairs storage cupboard and opening to:

KITCHEN

9' 8" x 6' 5" (2.95m x 1.96m)

Fitted with a range of base and eye level units, space for electric range cooker with extractor hood over, ceramic butler sink, space for free standing fridge freezer, integrated slimline dishwasher and double glazed window to the side aspect. Door to:

UTILITY/BOOT ROOM

6' 9" x 4' 2" (2.07m x 1.29m)

Built-in pantry cupboard, space and plumbing for washing machine and stable door opening to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in storage cupboard.





BEDROOM 1

12' 2" x 12' 2" (3.73m x 3.71m)

Double glazed window to the front aspect.

BATHROOM

8' 2" x 6' 2" (2.51m x 1.89m)

Suite comprising pedestal wash basin, roll top bath with shower over, low level WC and obscure double glazed window to the rear aspect.



BEDROOM 2

9' 10" x 6' 4" (3.02m x 1.94m)

Double glazed window to the rear aspect.

OUTSIDE

To the front of the property is a small courtyard garden, laid with sandstone paving with mature beds bordering. The rear garden is predominantly laid to lawn with mature beds bordering, a detached studio and shed. There is gated pedestrian access to either side of the garden.



STUDIO

9' 3" x 7' 8" (2.82m x 2.35m)

French doors and obscure glazed window.

SHED

8' 1" x 5' 10" (2.47m x 1.8m)

Power and lighting connected.

MATERIAL INFORMATION

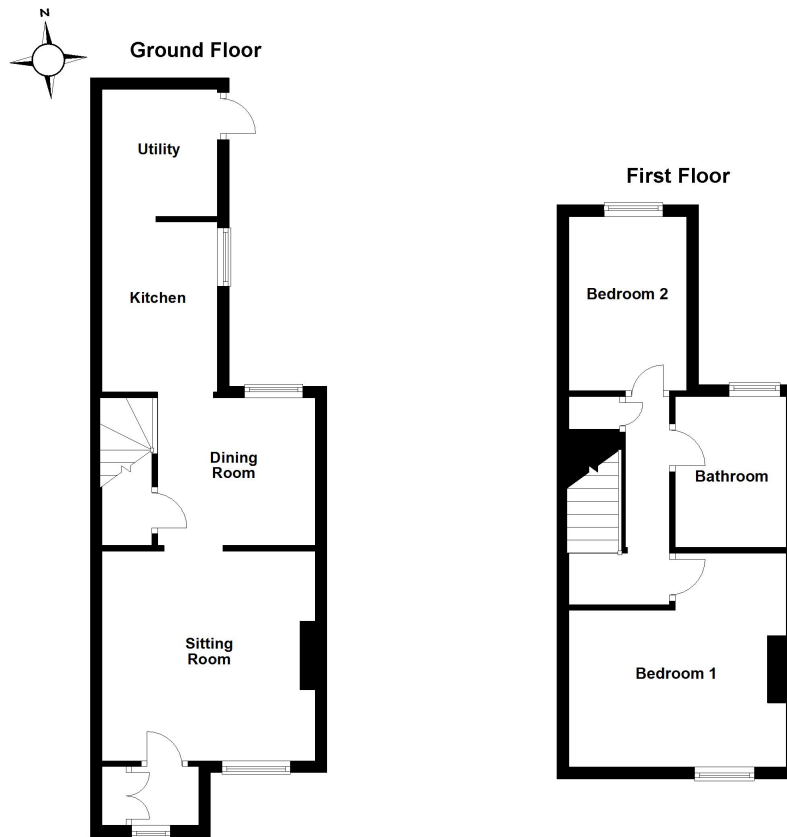
- Tenure - Freehold
- Annual service charge amount - N/A
- Service charge review period - N/A
- Council tax band- B



VIEWINGS

Strictly by appointment with the Agents.



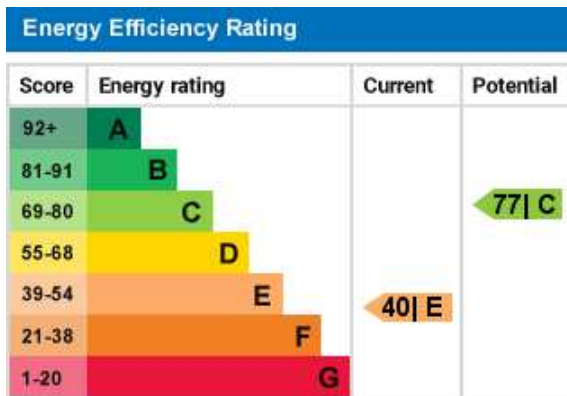


Approx gross internal floor area 63 sqm (675 sqft)

Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.