



Bridleway, Ickleton Road, Elmdon, Saffron Walden £725,000 **Freehold**



# Key Features



- Gorgeous four bedroom bungalow with countryside views
- Two large reception rooms
- Well-equipped kitchen
- Main bedroom with en-suite
- Two further bathrooms

Discreetly positioned along a bridleway in the highly desirable village of Elmdon, this elegant four-bedroom bungalow occupies a generous plot and enjoys a peaceful, private setting.

Approached through gates, a sweeping gravelled driveway provides extensive parking and leads to a double garage. The property is framed by attractive front gardens, with a pathway guiding you to the main entrance.

A welcoming central hallway introduces the beautifully proportioned accommodation. The standout living room is flooded with natural light, with expansive windows offering delightful views across the surrounding gardens and beyond - a refined yet relaxed space ideal for both entertaining and everyday living. A spacious dining room sits alongside a well-appointed kitchen, complemented by a practical side porch with independent access, perfect for country living.

The bedroom accommodation is equally impressive, comprising four generous bedrooms, including a principal suite with en-suite facilities, together with two additional bathrooms.





Outside, the gardens envelop the property, thoughtfully designed and predominantly bordered by mature hedging to create a serene and secluded haven - ideal for outdoor entertaining or quiet enjoyment.

Offering excellent scope to extend or further enhance, subject to the necessary planning permissions, this is a rare opportunity to acquire a substantial home in one of the area's most charming village locations.

Elmdon is an attractive village set in rolling countryside close to the Cambridgeshire border. Facilities are available nearby in the market town of saffron Walden (6 miles). Royston (9 miles) and Cambridge (12 miles). Audley End mainline train station is approximately 4.5 miles away and the M11 (Junction 10) 6 miles.

Hallway

Living Room

6.00m max x 5.60m max  
19'8" max x 18'4" max

Dining Room

4.00m x 3.60m  
13'1" x 11'10"

Kitchen

3.90m max x 2.70m max  
12'10" x 8'10"

Porch

Side access to garden.

Bedroom one

5.80m max x 4.00m max  
19'0" max x 13'1" max  
Built in wardrobes.

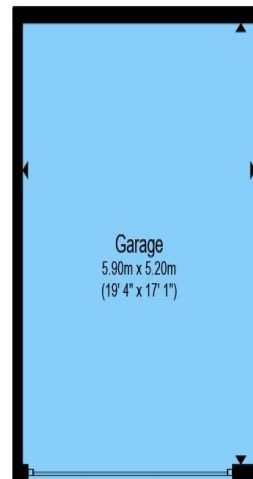
Shower En-Suite

Bedroom Two





**Floor Plan**



**Garage**

Total floor area 173.5 sq.m. (1,868 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



5.70m max x 4.70m max  
18'8" max x 15'5" max  
Built in wardrobes.

**Bedroom Three**  
2.80m x 2.20m  
9'2" x 7'3"  
Storage cupboard.

**Bedroom Four**  
3.00m x 2.50m  
9'10" x 8'2"

**Family Bathroom**

**Bathroom Two**

**Garden**  
Beautiful wraparound garden predominantly laid to lawn.

**Front**  
Entrance to double garage and driveway parking.

To view this property call Kevin Henry on:  
01799 513632



# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103818 - 0001

