



53 Ashdon Road, Saffron Walden
CB10 2AQ



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53 Ashdon Road

Saffron Walden | CB10 2AQ

Offers Over £650,000

- Situated on Ashdon Road within walking distance of Saffron Walden's historic town centre
- Victorian accommodation arranged over three floors, including a lower ground bedroom
- Sitting room with a log burner, three bedrooms, and a spectacular extended kitchen/dining room
- Private rear garden, elevated herringbone deck, lower patio, Driveway with EV charger

The Property

Situated on Ashdon Road within easy reach of Saffron Walden's historic town centre and Audley End station, this stylishly extended three-bedroom Victorian home offers exceptionally presented accommodation over three floors, complete with a magnificent kitchen/dining room, elevated entertaining deck, long rear garden, and off-street parking.

The Setting

Conveniently situated along the highly regarded Ashdon Road within easy walking distance of Saffron Walden's historic town centre, this desirable address benefits from immediate proximity to the town's vibrant medieval market square, hosting its renowned twice-weekly markets, alongside an array of independent boutiques, artisan cafes, fine dining and outstanding local education options including the highly sought-after Saffron Walden County High School. For the modern commuter, Audley End mainline station lies just two miles away, offering direct and frequent rail connections to London and Cambridge, while convenient access to the M11 motorway and London Stansted Airport in under 20 minutes makes this an exceptional location for both working professionals and families seeking a quintessential Essex market town lifestyle.

The Accommodation

The wonderfully presented ground floor accommodation opens into a welcoming entrance hall featuring exposed wooden flooring, and an attractive staircase leading to the upper level. To the front of the home sits an elegant sitting room bathed in natural light from a charming bay window fitted with plantation shutters, complete with picture rails, built-in alcove cabinetry with shelving, and a working log-burner set upon a sleek hearth. Directly adjacent, a sophisticated study/dining room showcases a striking period fireplace with detailed tile surrounds, exposed timber floors, built-in shelving, and direct access down to the lower ground floor. Continuing down the hall past the downstairs cloakroom/utility room, the home extends into an extended kitchen/breakfast room. This stunning heart-of-the-home features modern, shaker-style grey cabinetry, quartz-style work surfaces with a herringbone tiled backsplash, integrated





appliances and rich dark wood flooring. The light-filled dining and lounge extension at the rear boasts a vaulted ceiling with Velux skylights and double doors that open out directly onto the garden decking, creating a seamless blend of indoor and outdoor living.

Ascending to the first floor, a bright central landing leads to three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom offers a tranquil retreat, appointed with half-height sage panelling, built-in wardrobes and a sash window overlooking the rear. The second bedroom is a charming double, featuring bespoke fitted storage, a painted sunburst ceiling detail, and elevated views to the front. Completing the sleeping quarters, the cozy third bedroom serves perfectly as a nursery or study with a soft, warm palette and front-facing sash window. The floor is served by a modern family bathroom, fully tiled in crisp white with contrasting patterned floor tiles, incorporating a curved bath with a rainfall showerhead, a floating wash hand basin, and a heated towel rail.

Outside

The front of this handsome Victorian red-brick property, a smart block-paved driveway provides off-street parking, complete with an EV charging point and an inviting pitched storm porch leading to the entrance. Moving to the rear, French doors from the kitchen extension open onto a magnificent, elevated composite deck laid in a herringbone pattern with sleek dark balustrading, creating an ideal sun-drenched terrace for alfresco dining and entertaining. Steps



lead down from the deck past a lower paved patio area to a generous, long rear garden flanked by timber sleeper borders, mature hedging, and established trees, offering a private outdoor sanctuary with scenic views over the surrounding town.

Services

Mains electric, water and drainage are connected. Mains Gas heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semidetached

Property Construction – Brick and Tile

Local Authority – Uttlesford District Council

Council Tax– C

Agents Note, Planning permission in place for extension valid till 2028



Approximate Gross Internal Area 1411 sq ft - 132 sq m

Basement Area 201 sq ft – 19 sq m

Ground Floor Area 763 sq ft – 71 sq m

First Floor Area 447 sq ft – 42 sq m



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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