

14 Ashdon Road, Saffron Walden
CB10 2AT

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RESIDENTIAL & COMMERCIAL AGENTS

14 Ashdon Road

Saffron Walden | Essex | CB10 2AT

Offers Over: £700,000

- Attractive four-bedroom semi-detached family home offering approximately 1,509 sq ft of versatile accommodation.
- Thoughtfully extended and renovated, combining traditional character with contemporary living.
- Stylish kitchen/dining room, separate sitting room and additional spacious reception areas.
- Four well-proportioned bedrooms, family bathroom and separate shower room.
- Delightful enclosed rear garden with lawn, established planting, patio and raised decking.
- Generous off-road parking, conveniently located for Saffron Walden Common, excellent schooling and the town centre.







The Property

An attractive and beautifully presented four-bedroom semi-detached residence, thoughtfully extended and renovated to provide approximately 1,509 sq ft of stylish and versatile accommodation, complemented by generous off-road parking and a delightful rear garden, all within easy reach of Saffron Walden's historic town centre and excellent schooling.

The Setting

The historic market town of Saffron Walden is widely regarded as one of North Essex's most attractive and desirable places to live, celebrated for its rich architectural heritage, thriving community and picturesque setting amidst the rolling countryside of the Essex and Cambridgeshire borders.

The town is characterised by its charming streets, handsome period buildings and bustling market square, where a traditional market is held twice weekly. Excellent independent boutiques, cafés, restaurants and traditional public houses sit alongside a comprehensive range of everyday amenities, including supermarkets, leisure facilities and highly regarded schools. For those who enjoy the outdoors, Saffron Walden offers an abundance of green spaces, including the beautifully maintained Bridge End Gardens, the historic Audley End House and Gardens and the popular Common.

Despite its peaceful market town atmosphere, Saffron Walden enjoys excellent transport connections. Audley End railway station, approximately two miles from the town centre, provides regular services to London and Cambridge. The M11 motorway provides convenient access to Cambridge, London and Stansted Airport.







The Accommodation

Occupying an attractive elevated position along the highly regarded Ashdon Road, this handsome family home offers an appealing blend of traditional character and contemporary living. Having been thoughtfully extended, remodelled and improved over the years, the property now provides beautifully balanced accommodation, with a surprising sense of space and flexibility that extends well beyond its traditional exterior.

The ground floor has been carefully arranged to accommodate both the practicalities of everyday family life and more relaxed entertaining, with a series of generous and adaptable reception spaces. At the heart of the home lies a welcoming kitchen/dining room, beautifully appointed with contemporary cabinetry, integrated appliances and warm wooden work surfaces. The open arrangement provides ample space for family dining and social gatherings, creating a relaxed and inviting setting in which to cook, entertain and spend time together. Complementing the kitchen is a separate sitting room, offering a more intimate space in which to unwind, whilst a further substantial reception room provides an excellent additional living area. With direct access onto the rear garden, this wonderfully versatile room lends itself equally well to use as a family room, television room or entertaining space, allowing the accommodation to adapt comfortably to the changing needs of family life. The thoughtful conversion of the former garage has further enhanced the property's appeal, introducing additional living space that could serve as a home office, playroom, or indeed a further bedroom. This adaptable area is complemented by further reception room and ground floor cloakroom, ensuring the everyday workings of the home are neatly accommodated away from the principal living areas.

The sense of space continues on the first floor, where four well-proportioned bedrooms provide comfortable accommodation for family and guests alike. The principal bedroom is particularly generous, whilst two further double bedrooms offer excellent proportions and flexibility. The fourth bedroom is ideally suited to a child's bedroom, nursery or home office. A family bathroom, together with a separate shower room, completes the first-floor accommodation, providing welcome convenience for a busy household.

Outside
The property enjoys an elevated position, approached via a thoughtfully levelled driveway providing generous off-road parking for several vehicles, a particularly useful feature for a family home so conveniently located within the town.

To the rear, the enclosed garden provides a delightful extension of the living accommodation, offering an attractive balance of established planting, lawn and thoughtfully arranged seating areas. A paved patio and raised decked terrace create inviting spaces for alfresco dining, summer entertaining or simply enjoying the garden, whilst the lawn provides ample room for children to play.

The combination of greenery, established borders and different outdoor spaces creates a pleasant setting that can be enjoyed throughout the seasons, offering both practicality and an appealing sense of privacy.

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

Tenure – Freehold
Property Type – Semi - Detached
Property Construction – Standard Brick Construction
Local Authority – Uttlesford District Council
Council Tax– E
EPC Rating - D





















Total floor area 140.2 m² (1,509 sq.ft.) approx.

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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