Ashdon Road,Saffron Walden **Freehold**

Kevin Henry

Key Features

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- Two double bedrooms
- 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.

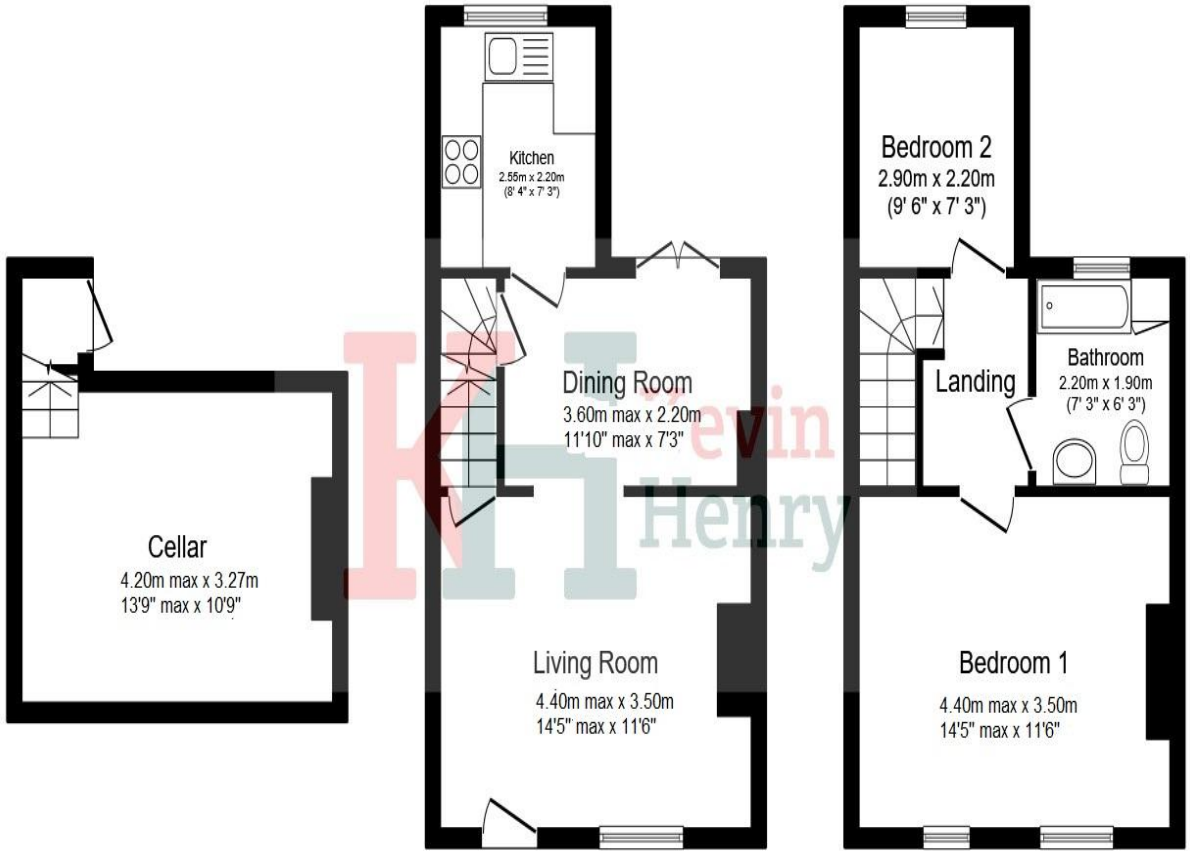
Upstairs, there are two generously sized bedrooms and a modern family bathroom. Outside, the south-facing rear garden provides a lovely space to unwind, with both a patio area and a well-maintained lawn.

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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering



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checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on: 01799 513632

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01799 513632

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

sales@kevinhenry.co.uk

www.Kevinhenry.co.uk

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