



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



12 Ashdon Road, Saffron Walden, CB10 2AT

A recently renovated 3-bedroom family home of excellent proportions occupying a prominent position within the town centre just a short walk from the common.

Guide Price £735,000

- Finished to a high specification
- Ideally situated in the town
- Enclosed rear garden
- Off road parking
- No upward chain



ACCOMMODATION

12 Ashdon Road is a newly refurbished, spacious 3-bedroom family home with light and airy living accommodation, including a stylish kitchen and open plan living area with doors leading out to the rear garden. On the first floor, this well-appointed home provides 3 good size bedrooms and a family bathroom. Outside the house benefits from an attractive enclosed garden laid to lawn and off road parking for several vehicles. In detail, the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor with under stair storage and doors leading to

LIVING ROOM

A light and airy room with large window room to front aspect and radiator

KITCHEN

A superb space with a modern and attractive fitted kitchen comprises a range of base and eye level units with complementary work surface over incorporating stainless steel sink unit. There is an integrated electric hob, extractor fan and oven. Space and plumbing for dishwasher, washing machine and fridge/freezer. The kitchen opens through to a spacious dining/living area.

DINING AREA

A versatile, open planned space with double doors leading to the conservatory

CONSERVATORY

Light and airy room with french doors leading to rear garden and access to downstairs shower room

SHOWER ROOM

Comprising of double shower enclosure, W.C, hand wash basin and heated towel rail

ON THE FIRST FLOOR

LANDING

With built in storage cupboard, loft access and doors leading to:

BEDROOM 1

Double bedroom with window to the front aspect and radiator

BEDROOM 2

Double bedroom with window to rear aspect and radiator

BEDROOM 3

Good size room with window to front aspect, built in storage and radiator

FAMILY BATHROOM

Four-piece suite comprising shower enclosure, wc, wash hand basin, bath with shower over and heated towel rail

OUTSIDE

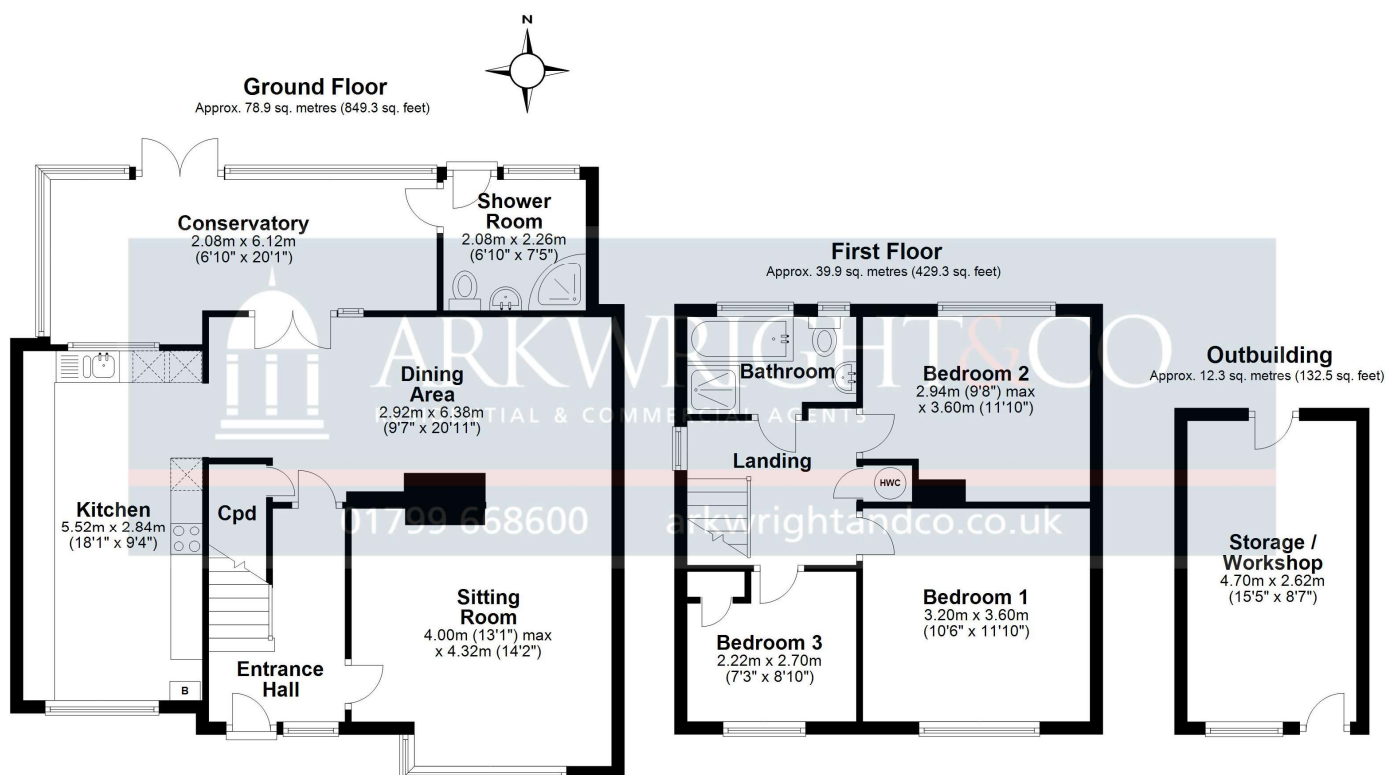
To the front of the property there is a large, paved driveway with parking for multiple vehicles area. There is also side access to the detached garage and rear garden, which is laid mainly to lawn with a good size patio area.

LOCATION

Saffron Walden is a thriving market town with a good range of local shops, coffee shops, restaurants and a twice weekly market. Audley End station is within 2 miles with an easy cycle route and provides a regular service to London's Liverpool Street station (in just under an hour). Alternatively, the M11 can be accessed at Junction 8, Bishop Stortford or at Junction 9, Great Chesterford. Stansted Airport is within 19 miles and for more extensive shopping and schooling facilities, the university city of Cambridge is within 15 miles.

SERVICES

All mains services are connected.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

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