



111 Ashdon Road, Saffron Walden, CB10 2AJ

A delightful and spacious, 3-bedroom, semi-detached Victorian property enjoying enormous charm and character, just a short walk from Saffron Walden town centre.

Guide Price £570,000

- Three bedrooms
- Character features
- Downstairs study/potential 4th bedroom
- South facing garden
- Sought after location
- EPC:D



ACCOMMODATION

111 Ashdon Road is a semi-detached, Victorian property, offering generous and flexible accommodation. In recent years the property has been lovingly refitted and redecorated, including new double-glazed timber sash and casement windows throughout as well as a new fuel-efficient gas boiler and hot water / heating system. Briefly the accommodation offers: Hall, cloakroom/wet room, large double reception room, wonderful kitchen/breakfast room, utility/store, cellar/ bedroom four. On the first floor there are three bedrooms and a luxury bathroom. Outside to the front there is a small part paved, part slate garden, and to the rear a pretty south-facing garden. In detail the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

Exposed floorboards, stairs leading to first floor, doors leading into living/diner, door leading to the cellar and door to the bathroom.

GROUND FLOOR SHOWER ROOM

Wash hand basin, low level WC, double shower enclosure and heated towel rail

CELLAR

Stairs leading from entrance hall, borrowed light from side passage, exposed floorboards, radiator

LIVING ROOM/DINING ROOM

Large bay window with sash windows overlooking the front, 2 feature fireplaces, one with log burner and shelving to one side of the chimney breasts, exposed floorboard, opens into:

KITCHEN/BREAKFAST ROOM

A fantastic bright room with vaulted ceiling and Velux window. The kitchen is fitted with a range of matching base and eye level units with work surface over and sink unit incorporated. There is a breakfast bar with built-in wine cooler, slimline dishwasher, electric Stoves range with 4 ovens and induction hob, large American style fridge/freezer and integrated stainless- steel microwave. There are patio doors leading to the rear garden.

SIDE PASSAGE/UTILITY AREA

Unfinished area allowing the purchaser the opportunity to finish to their requirements. Running the full width of the property and currently houses the washer/dryer, there is also a worktop and additional cabinets fitted, door to the front and door that goes

through to the rear garden. Two recently installed Velux rain-sensitive sky lights flood the space with natural light.

FIRST FLOOR

LANDING

Sash window with side aspect, access to loft space.

BEDROOM 1

Double bedroom with feature fireplace, sash window to front and a range of built-in wardrobes.

BEDROOM 2

A double bedroom with sash window with rear aspect, feature fireplace and radiator

BEDROOM 3

A good size room with sash window to front aspect and radiator

BATHROOM

Feature roll top bath with shower over, low level WC, wall mounted wash hand basin and electric towel rail

OUTSIDE

To the front of the property the garden has been landscaped, the rear garden is mainly laid to lawn with well stocked and established borders, there is also a pond and a path which leads to a seating area at the bottom of the garden and a shed with light and power.

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 services are connected

Ground Floor
Approx. 63.1 sq. metres (679.1 sq. feet)



Kitchen/Breakfast Room

3.57m (11'8") max x 5.27m (17'4")

Shower Room

Utility Room

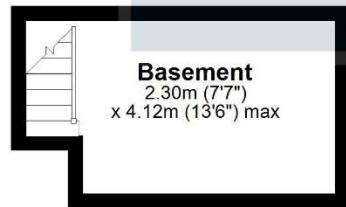
Sitting/Dining Room

6.84m (22'5") max x 3.96m (13')

Entrance Hall

Basement

Approx. 8.9 sq. metres (95.7 sq. feet)



Basement

2.30m (7'7") x 4.12m (13'6") max

First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)

Bathroom

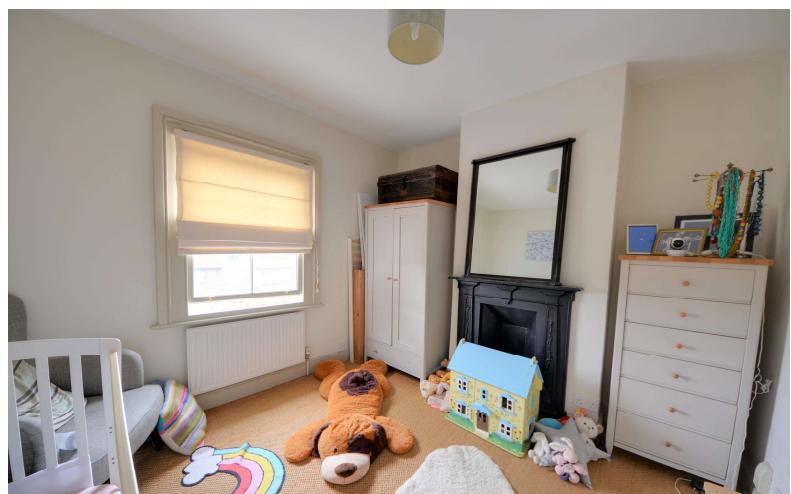
Bedroom 2
3.04m x 3.30m (10' x 10'10")

Landing

Bedroom 1
3.66m x 3.30m (12' x 10'10")

Total area: approx. 110.5 sq. metres (1189.3 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.



ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND
Tax band C

TENURE
Freehold

LOCAL AUTHORITY
Uttlesford District Council



ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS