



71 Ashdon Road, Saffron Walden
CB10 2AQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

71 Ashdon Road

Saffron Walden | Essex | CB10 2AQ

Guide Price £595,000

- Well-appointed, 4-bedroom semi-detached home
- Open plan, ground floor living space
- Principal bedroom with ensuite shower room
- Utility and ground floor WC
- Off road parking and garage
- Good size, enclosed rear garden
- Ideally located, just a short walk to the town centre
- EPC: C
- Council Tax Band: D

The Property

A well-proportioned, 4-bedroom semi-detached family home, that has been extended by the current owner to provide a well-appointed, internal living space. The property benefits from off-road parking, a garage/workshop, private enclosed rear garden and is ideally located just a short walk from the town centre and The Common.

The Setting

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.

The Accommodation

In detail, the accommodation comprises on the ground floor of a porch with door leading into the entrance hall where stairs rise to the first floor and cloakroom comprising W.C and wash hand basin. An opening leads into the open plan kitchen/dining area, fitted with a matching range of base and eye level units with work surface over, incorporating a sink unit. Integrated appliances include electric oven, electric hob with extractor fan over and space for a fridge. A utility





room has a range of units with worksurface over and space for washing machine, tumble dryer and a personal door leads to the rear garden. A good size dining area leads to the dual aspect, living room filled with natural light from the sliding patio doors.

On the first floor the property benefits from 4 generous bedrooms and a family bathroom, all accessed off a spacious landing area, where there is also access to the loft space. Bedroom one benefits from a window to rear aspect, built in wardrobes and ensuite shower room. Bedroom two also has a window to rear aspect and fitted wardrobes. Bedrooms three and four both have windows to front aspect. The family bathroom comprises corner bath, shower enclosure, W.C and wash hand basin.

Outside

To the front of the property there is a driveway providing off-street parking for several vehicles and a lawned area with shrubs and plants bordering. A door leads to the garage with up and over door and internally a door leads to the



workshop with windows to the rear garden. Adjoining the rear of the property is a south-facing paved terrace, perfect for al fresco entertaining. Steps lead down to the large, rear garden which is laid predominantly to lawn with shrubs and trees to the borders.

Services

All mains' services are connected.

Local Authority

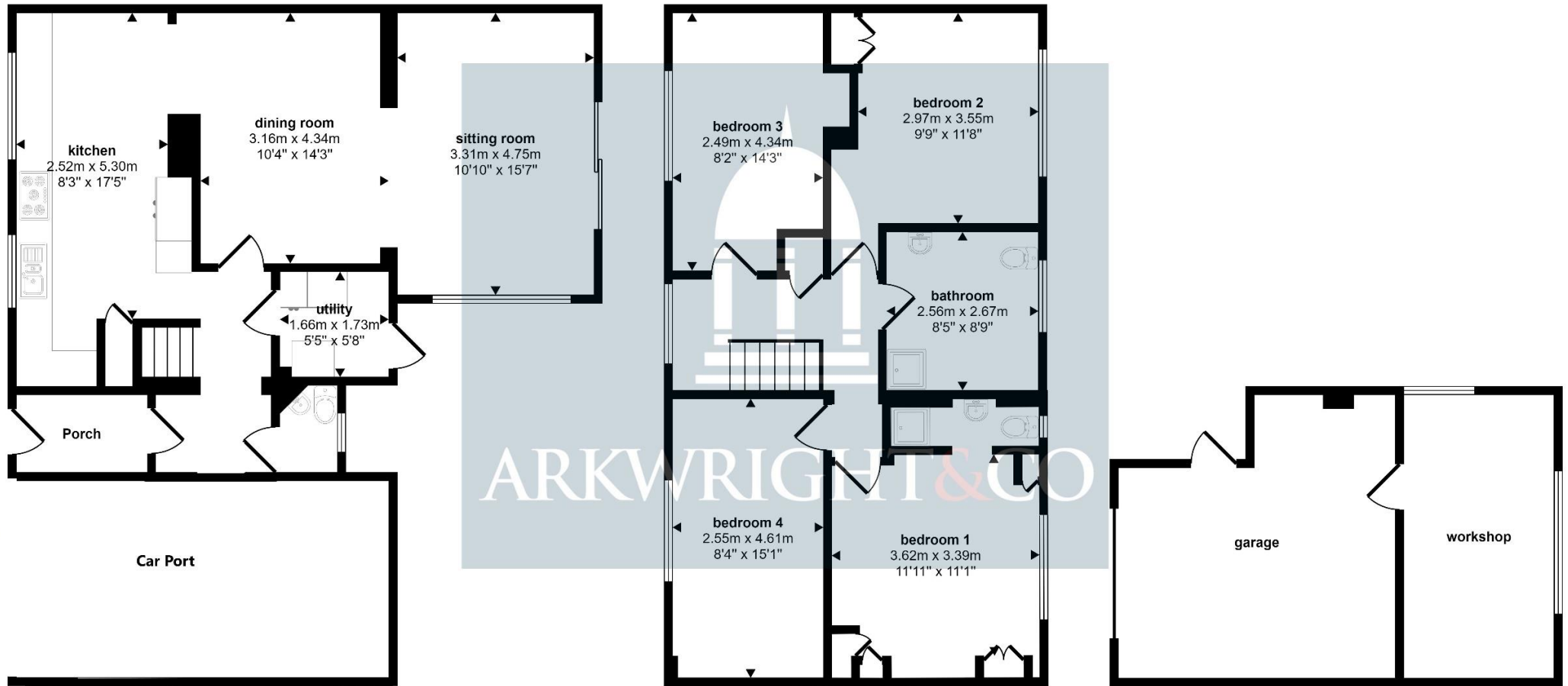
Uttlesford District Council

Council Tax

D



Approx Gross Internal Area
187 sq m / 2014 sq ft



Ground Floor
Approx 85 sq m / 914 sq ft

First Floor
Approx 69 sq m / 747 sq ft

Garage
Approx 33 sq m / 353 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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