



## 32 Ashdon Road, Saffron Walden CB10 2AT

A well-appointed 3-bedroom semi-detached period cottage well located close to The Common and for access into the town centre. The property benefits from flexible living space over 3 floors, with scope to improve and extend (subject to planning).

**Guide Price: £350,000**

- An attractive 3-bedroom Edwardian Cottage
- Enjoying an elevated position set back from the road
- Spacious accommodation over 3 floors
- Good sized enclosed rear courtyard garden
- Well located close to The Common and for access into the Town Centre



## ACCOMMODATION

32 Ashdon Road is a well-appointed 2/3-bedroom Edwardian cottage sitting in an elevated position set back from the road and well located within walking distance of The Common and the town centre. The property includes two reception rooms on the ground floor, fitted kitchen, and lean-to conservatory. To the second floor are two good sized bedrooms, and family bathroom. The property also benefits from a further room in the basement which is currently used as a third bedroom. In detail the accommodation comprises: -

### LIVING ROOM 12'6" x 11'10" (3.8m x 3.6m)

Solid entrance door leads into the living room, with double glazed window to front aspect. Fireplace with wood burning stove, attractive parquet flooring. Door to:

### DINING ROOM 12'6" x 11'2" (3.8m x 3.4m)

Dual aspect room with double glazed windows to side and rear aspect. Understairs storage cupboard. Stairs to basement room and door to:

### KITCHEN 9'10" x 7'10" (3m x 2.39m)

Fitted with a range of wall and base units with work surface over, incorporating a stainless-steel sink and drainer unit. Space for cooker with extractor hood over. Space and plumbing for washing machine, space for fridge. Double glazed window and door to:

### LEAN TO CONSERVATORY 10'2" x 3'11" (3.1m x 1.2m)

Useful area with double glazed windows to side and rear aspect and door leading out to the rear garden .

### FIRST FLOOR LANDING

Loft hatch providing access to loft area, storage cupboard and doors to adjoining rooms.

### BEDROOM 1 11'6" x 11'6" (3.5m x 3.5m)

Spacious bedroom with range of built-in wardrobes and double-glazed window to front aspect, with views over the town centre.

### BEDROOM 2 11'6" x 6'7" (3.5m x 2m)

Double glazed window to rear aspect and built-in storage cupboard.

### BATHROOM 9'10" x 7'7" (3m x 2.31m)

Suite comprising panelled bath with wall mounted shower and screen, low level W.C. and pedestal wash hand basin. Double glazed window to rear aspect and airing cupboard housing hot water cylinder.

### BASEMENT BEDROOM 12'6" x 10'6" (3.8m x 3.2m)

Window to front, wash hand basin.

### OUTSIDE

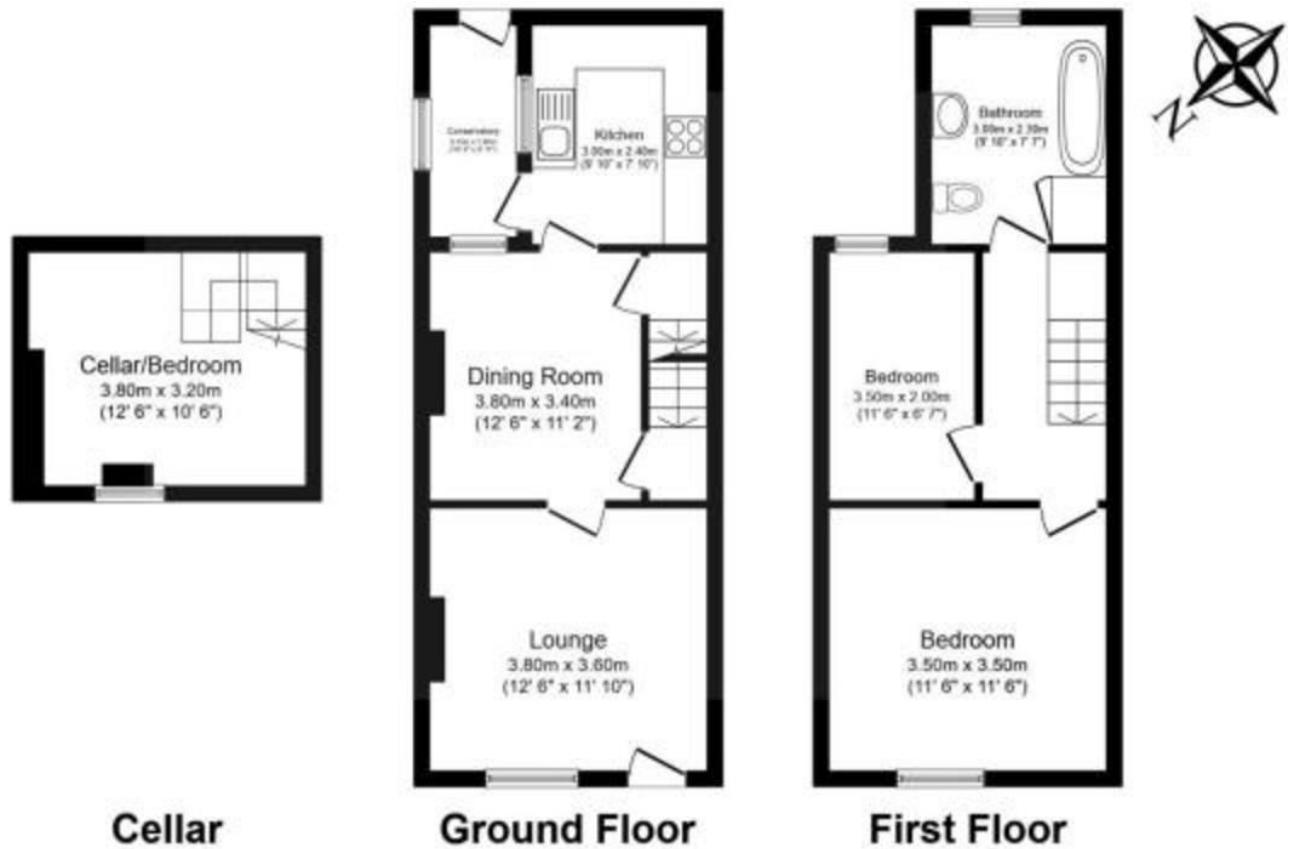
The property is set back from the road in an elevated position set behind walled front garden. There is a pathway and steps leading to the front door and there is a side access to the rear garden. The enclosed rear courtyard garden faces in a South Easterly position with outside storage cupboard and shed.

### LOCATION

Conveniently situated to the north of Saffron Walden town centre, offering easy access to local schooling, recreational facilities and a variety of shops and amenities that Saffron Walden has to offer, to include a twice weekly market, a selection of independent retailers along with Waitrose and Tesco's stores. There are a number of primary and secondary schools including R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter Audley End Station is within 3 miles which provides a regular service to London Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junctions 8 and 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

### SERVICES

All mains services are connected.



**Cellar**

**Ground Floor**

**First Floor**

Total floor area 85.0 sq. m. (915 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Accent Housing. Powered by [www.focalagent.com](http://www.focalagent.com)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

**COUNCIL TAX BAND**  
Tax band C

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Uttlesford District Council

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