



121 Ashdon Road, Saffron Walden
CB10 2AJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

121 Ashdon Road

Saffron Walden | Essex | CB10 2AJ

Guide Price £595,000

- A well-appointed four bedroom, two bathroom property
- Principal bedroom with ensuite
- South facing rear garden
- Double garage and off-road parking
- Non estate location within a short walking distance of The Common and town centre
- Offered with no upward chain
- EPC: D
- Council Tax Band: E

The Property

A detached home of good proportions in a non-estate location within 0.6 miles from the town centre. The spacious accommodation offers good family living space and benefits from a double garage and off-road parking.

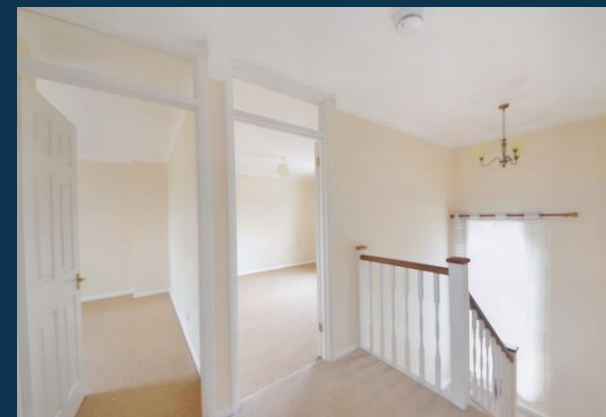
The Setting

Ashdon Road is 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.

The Accommodation

In detail the property comprises of a porch with window to front aspect and door leading into the entrance hall where stairs rise to the first floor, built in storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. To the right sits a dual aspect sitting room with sliding doors to the rear garden. The dining room has a window to rear aspect. A well-appointed kitchen has a matching range of eye and base level units with work surface over, gas hob and oven incorporated. There is ample space for appliances and door providing side access. There is an additional utility area.

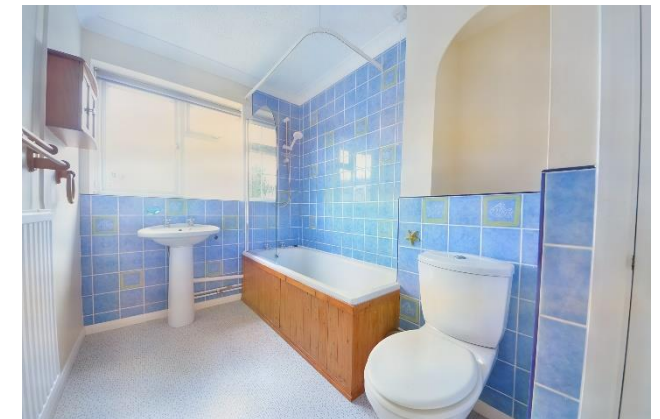
The first-floor landing has doors leading to the adjoining rooms. The generous principal bedroom has a window to rear aspect and door to an ensuite bathroom. Bedroom two has a window to rear aspect. Bedroom three has a window to





Total area: approx. 140.9 sq. metres (1516.8 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.



front aspect. The fourth bedroom is a good size with window to rear aspect. The family bathroom comprises panelled bath, shower attachment over, W.C and wash hand basin.

Outside

The property has a small front garden laid mainly to lawn with a driveway to the side which provides ample off-road parking and access to the double garage. The south facing rear garden benefits from a patio area and good size lawn.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

Tenure

Freehold



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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS