



Ashdon Road, Saffron Walden, CB10 2AQ

**CHEFFINS**



# Ashdon Road

Saffron Walden,  
CB10 2AQ

4 2 3

**Guide Price £975,000**

- Handsome detached home
- Accommodation over three floors
- 0.6 of an acre plot
- Scope for renovation and development STPP
- No upward chain
- Rare opportunity

A handsome period residence residing in a secluded plot measuring 0.6 of an acre within close proximity to the common. The accommodation extends over three floors, together with mature gardens, off street parking and a garage. In addition, there is huge scope for renovation and development (STPP). No upward chain.







## LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.



## GROUND FLOOR

### ENTRANCE PORCH

Entrance door and glazed door to:

### HALLWAY

Staircase rising to the first floor and staircase leading down to the lower ground floor. Doors to adjoining rooms and built-in coat cupboard.

### DINING ROOM

Feature fireplace and bay window to the front aspect.

### LIVING ROOM

Feature redbrick fireplace and window to the rear aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units, sink, electric hob and electric double oven, integrated microwave, space and plumbing for dishwasher and built-in pantry cupboard. Feature fireplace and windows to the front, rear and side aspects.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and window to the side aspect.

### BEDROOM 1

Windows to the front and side aspects.

### BEDROOM 2

Window to the rear aspect.

### BEDROOM 3

Window to the rear aspect.

### SHOWER ROOM

Refitted suite comprising wash basin with vanity unit beneath, low level WC, walk-in shower, built-in airing cupboard and obscure glazed window to the front aspect.

## LOWER GROUND FLOOR

### LOBBY

Window to the rear aspect and doors to adjoining rooms.

### REAR HALL

Doors to adjoining rooms and window to the side aspect.

### CONSERVATORY

Three quarter height windows to three aspects and door leading to the garden.

### BEDROOM 4

Window to the rear aspect.

### BATHROOM

Suite comprising pedestal wash basin, low level WC, panelled bath with shower over and obscure glazed windows to the front and side aspects.

### UTILITY ROOM

Fitted with base units with space and plumbing for washing machine and window to the side aspect.

## FAMILY ROOM

Fitted cupboards, windows to the front and side aspects and glazed door with adjoining windows opening to the rear garden.

## OUTSIDE

The property is accessed via a gravelled driveway which extends to the side of the property and provides ample off-street parking and access to a dilapidated garage and a turning circle. The front garden offers a good degree of seclusion with mature trees to the boundary. It is mainly laid to lawn with a central pond which is an attractive focal point. Adjoining the rear of the property is a sunken paved terrace, with the gardens divided into formal gardens bordered by mature trees and hedging, which then open up to the orchard garden with a number raised beds, established fruit trees and planting. The plot extends to approximately 0.6 of an acre in total.

## SOLAR PANELS

Solar panels are installed to the rear roof elevation providing electricity and water heating. Excess energy produced is sold back to the grid via a Feed-In-Tariff.

## VIEWINGS


By appointment through the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>	31	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

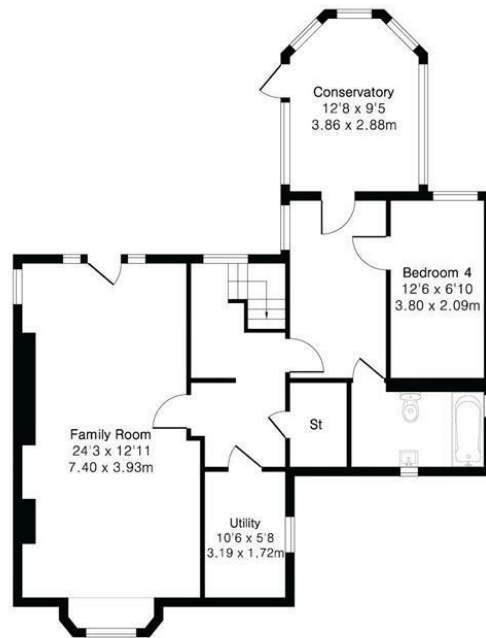
Guide Price £975,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – Uttlesford











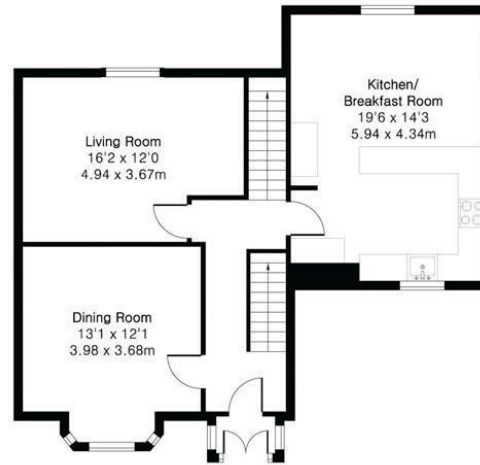
Lower Ground Floor

## Approximate Gross Internal Area 2138 sq ft - 199 sq m

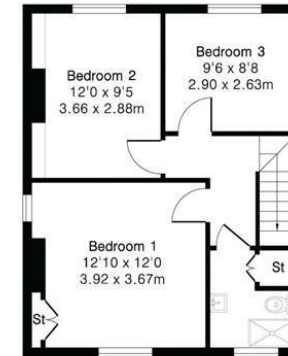
Lower Ground Floor Area 885 sq ft – 82 sq m

Ground Floor Area 781 sq ft – 73 sq m

First Floor Area 472 sq ft – 44 sq m



Ground Floor



First Floor

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

