



Ashdon, CB10 2HB

**CHEFFINS**

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CB10 2HB

- Beautifully presented throughout
- Open kitchen/diner
- En suite to master
- Three double bedrooms
- West facing garden
- Driveway
- Highly efficient solar panels

An attractive three bedroom property set in an elevated position in the heart of the village. The property offers deceptively spacious living accommodation, a secluded west facing garden and a detached home office.

3 2 2

**Guide Price £535,000**





## LOCATION

The highly regarded village of Ashdon has its own excellent primary school, nursery school, inn, church and garage. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities including an 18 hole golf course and leisure centre with swimming pool is 3 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is 5 miles distant and the nearest M11 access point at Stump Cross (junction 9 south only) is 7 miles away.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms and coat cupboard.

### SITTING ROOM

Feature fireplace with Aga wood burning stove and double glazed window to the front aspect.

### CLOAKROOM

Comprising pedestal wash basin and low level WC.

### KITCHEN/DINER

The kitchen is fitted with a range of base and eye level units with oak worktop space over incorporating breakfast bar, stainless steel sink, space for dishwasher, washing machine, fridge and freezer, electric double oven, five ring gas hob with extractor hood over. Open plan to the dining area with door to understairs storage cupboard and double glazed French doors opening to the rear terrace.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, airing cupboard and access to the loft space. Velux window providing a good degree of natural light.

## MASTER BEDROOM

Double glazed window to the front aspect. Door to:-

### EN SUITE

Comprising walk-in shower, pedestal wash basin and low level WC. Obscure double glazed window.

### FAMILY BATHROOM

Comprising ceramic wash basin with vanity cupboard beneath, panelled bath with shower attachment, low level WC, corner shower enclosure with dual shower head and heated towel rail. Obscure double glazed window.

### BEDROOM 2

Double glazed window to the rear aspect and built-in wardrobes.

### BEDROOM 3

Double glazed window to the rear aspect and built-in wardrobe.

## OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking for several vehicles with a n adjoining shrub bed and block paved area leading to an outside storage cupboard. There is gated side access to the rear of the property which has a paved terrace, perfect for al fresco entertaining, bordered by flower beds and steps leading up to the garden

which is predominantly laid to lawn with further beds bordering. To the rear of the garden is a detached home office.

### HOME OFFICE

Double glazed windows to the front and side aspects, vaulted ceiling with exposed timbers.

### VIEWINGS

By appointment through the Agents.

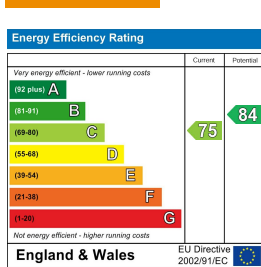
### Sales Agents Notes

1. The property has the benefit of solar panels (owned outright) for hot water generation.
2. The property is located in a conservation area and some of the trees are protected by TPO's.

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





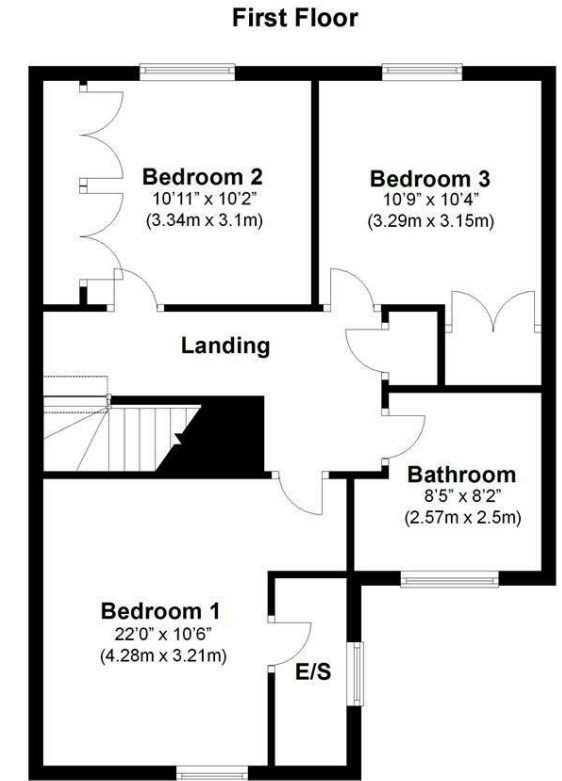


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Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford



Approx gross internal floor area 116 sqm (1250 sqft)

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.



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