

Guildhall Way, Ashdon, CB10 2HH

CHEFFINS

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Ashdon,
CB10 2HH

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Guide Price £360,000



- Popular residential location
- Open reception accommodation
- Cul-de-sac
- Three bedrooms
- Private garden with studio

A well-appointed three bedroom home situated in a popular residential location within the village. The property offers an open-plan kitchen/living/dining room, three bedrooms and a private rear garden with a useful studio/office.









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 PORCH
Glazed double sliding doors into the entrance porch with half-glazed door leading into the entrance hall.

ENTRANCE HALL
Entrance door, staircase rising to the first floor and doors to adjoining rooms.

CLOAKROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the front aspect.

KITCHEN
Fitted with a range of base and eye level units with worktop over, four-ring induction hob with overhead extractor together with electric double oven, ceramic sink, space and plumbing for a dishwasher, window to the front aspect and opening into:-

SITTING ROOM
Feature red brick fireplace with wooden surround, tiled hearth and wood burning stove, opening into-

DINING ROOM
A vaulted space which is flooded with natural light via windows to the side and rear aspects together with a Velux window.

UTILITY ROOM
Fitted with eye level units with worktop over, space and plumbing for a washing machine and tumble dryer together with ample space for a low level fridge, oil-fired boiler, obscure glazed window to the rear aspect and obscure glazed door with access to the garden.

FIRST FLOOR

LANDING
A spacious double storage cupboard together with an additional storage cupboard with fitted railing, door to airing cupboard and doors to adjoining rooms.

BEDROOM 1
Window to the front aspect, two double fitted wardrobes.

BEDROOM 2
Window to the rear aspect.

BEDROOM 3
Window to the rear aspect.

BATHROOM
Comprising ceramic wash basin with vanity unit beneath, panel bath with independent shower over, low level WC, heated towel rail and obscure glazed window to the front aspect.

OUTSIDE
A block-paved path leads to the entrance porch with a garden laid to lawn with beds bordering. The rear of the property is mainly laid to lawn with surrounding shrub and flower beds with steps leading to a decking area, perfect for al fresco entertaining, together with a summer house/studio which is currently being utilized as a bar but could be used for a wide range of uses. Additionally, a gate at the rear provides convenient pedestrian access.

VIEWINGS
By appointment through the Agents.





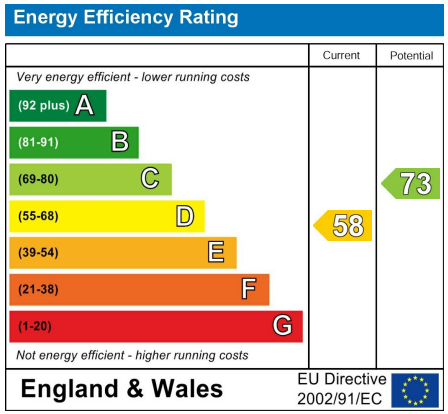









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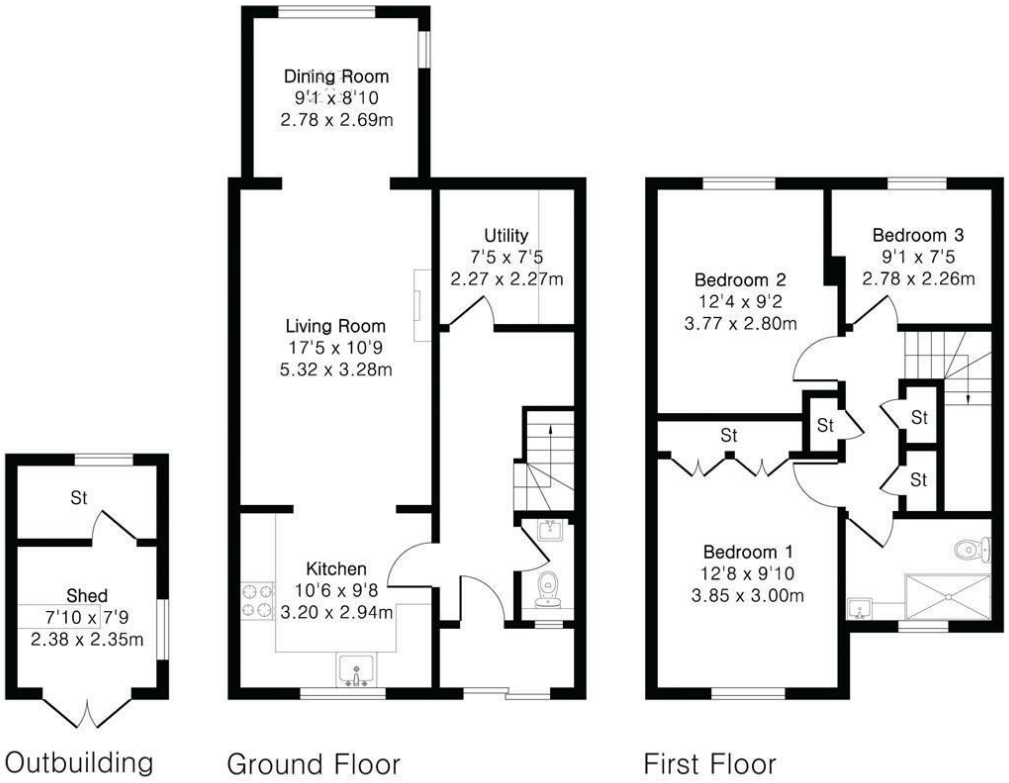


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Tenure - Freehold
Council Tax Band - B
Local Authority - Uttlesford



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Approximate Gross Internal Area 1072 sq ft - 99 sq m
(Excluding Outbuilding)
Ground Floor Area 595 sq ft – 55 sq m
First Floor Area 477 sq ft – 44 sq m
Outbuilding Area 95 sq ft – 9 sq m



For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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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