



Ickleton Road, Elmdon Saffron Walden **Freehold**

Key Features

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- Four bedroom semi-detached house
- Two reception rooms
- Spacious kitchen/diner
- Utility area and downstairs cloakroom
- Garage to rear with parking and EV charger

Situated in the highly regarded village of Elmdon, this appealing four-bedroom family home offers generous and versatile accommodation, two reception rooms and attractive gardens, making it an excellent choice for families seeking space, comfort and a desirable village setting.

Set back from the road, the property enjoys a welcoming approach, with an expansive lawned frontage creating an attractive first impression. On entering, a welcoming hallway provides access to the principal ground-floor accommodation and benefits from a particularly useful large storage cupboard.

The sitting room is a comfortable and inviting space, enhanced by a feature fireplace and

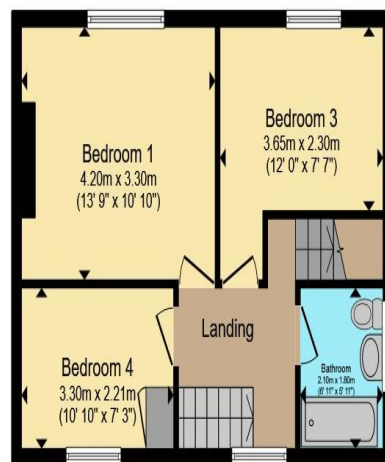


views across the rear garden, creating an ideal setting in which to relax and unwind. The spacious kitchen/dining room provides a sociable heart to the home, offering ample room for everyday family life as well as entertaining. Leading from here is a further reception room, providing excellent flexibility to suit individual needs, whether as a dedicated home office, children's playroom or additional family space. A separate utility area and ground-floor cloakroom add further practicality to the ground-floor accommodation. The first floor comprises three well-proportioned bedrooms and a family bathroom, while stairs from the landing lead to the second floor, where a further double bedroom provides a versatile and private space, ideal for older children, guests or those requiring additional room to work from home. Outside, the lovely rear garden with views to the countryside, features a generous lawn and patio area, offering an appealing space for outdoor dining, entertaining and family enjoyment. To the rear, a garage is complemented by additional parking and an electric vehicle charging point, adding valuable convenience for modern living.

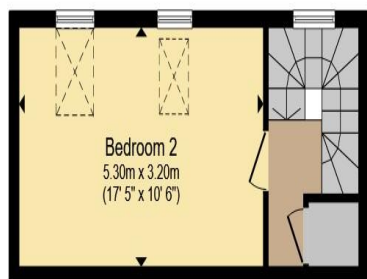




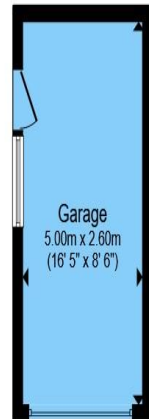
Ground Floor



First Floor



Second Floor



Garage

Total floor area 139.1 sq.m. (1,497 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). Powered by www.propertybox.io



Combining spacious and flexible accommodation with attractive outdoor space and a sought-after village location, this is a wonderful family home offering plenty of room to grow and enjoy for years to come.

Elmdon is an attractive village set in rolling countryside. Facilities are available nearby in the market town of saffron Walden (6 miles). Royston (9 miles) and Cambridge (12 miles). Both Great Chesterford Train Station and Audley End mainline train station are approximately 4.2 miles away and the M11 (Junction 10) 6 miles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on: 01799 513632

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