



1 Audley Road, Saffron Walden  
CB11 3HW



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 1 Audley Road

Saffron Walden | Essex | CB11 3HW

Guide Price £1,150,000

- A substantial five-bedroom, end of terrace property with accommodation over three floors extending to 2511 sqft
- Five double bedrooms and a family bathroom
- Wonderful character home with scope to renovate and remodel subject to necessary permissions
- Off road parking
- Three receptions rooms
- Attractive, walled rear garden
- Offered with no upward chain
- Desirable central town location

## The Property

A beautiful five-bedroom end of terrace townhouse, ideally positioned in this ever-convenient location, offering easy access to the heart of Saffron Walden, the town's much-loved Common, and a choice of well-regarded local schools. Benefitting from off road parking, rear garden and offered with no upward chain.

## The Setting

Audley Road is ideally situated in the heart of Saffron Walden town centre. Saffron Walden is a thriving market town, top of the Sunday Times 2025 list for the best place to live in the UK with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

## The Accommodation

In detail the property comprises a reception hall where stairs rise to the first floor, a cloakroom, a concealed staircase leads down to the cellar which provides useful internal storage, personal door onto the garden and doors lead off to the

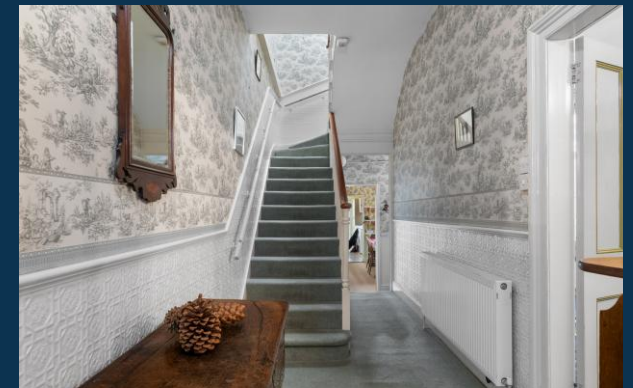




adjoining rooms. An impressive sitting room is filled with natural light from a large bay window looking out to the front and a feature fireplace. A separate, dual aspect dining room benefits from a feature window to side aspect and a fireplace. A well-appointed kitchen sits to the rear of the property, with an extensive range of storage cupboards with work surface over and sink unit incorporated. There is space and plumbing for a range of appliances. A separate breakfast room provides ample space for table and chairs and a window which draws natural light in from the side and built in storage cupboards.

On the first floor, a split-level landing has stairs rising to the second floor, under stair storage cupboard and doors to the adjoining rooms. There are three double bedrooms with built in storage cupboards and period features throughout. The family bathroom comprises shower cubicle, panelled bath, vanity wash hand basin and a WC is accessed separately from the landing.

A second-floor landing leads to two further double bedrooms with additional built-in storage.



## Outside

The property sits back from Audley Road behind a paved driveway which provides off-street parking, bordered by flowerbeds stocked with a variety of plants and shrubs. There is gated side access to the rear garden, which really is a particular feature of the property bearing in mind its central town location. The garden is predominantly laid to lawn, interspersed with a variety of mature plants shrubs and trees. Steps lead down to a gate, which opens onto East Street. There is a timber summerhouse, shed and a greenhouse. A patio area adjoins the property, providing an ideal space for outdoor entertaining and alfresco dining. In addition, there is a brick-built storage area and separate W.C.



### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure — Freehold

Property Type — End of Terrace

Property Construction — Brick built with tiled roof

Local Authority — Uttlesford District Council

Council Tax — F

EPC — E



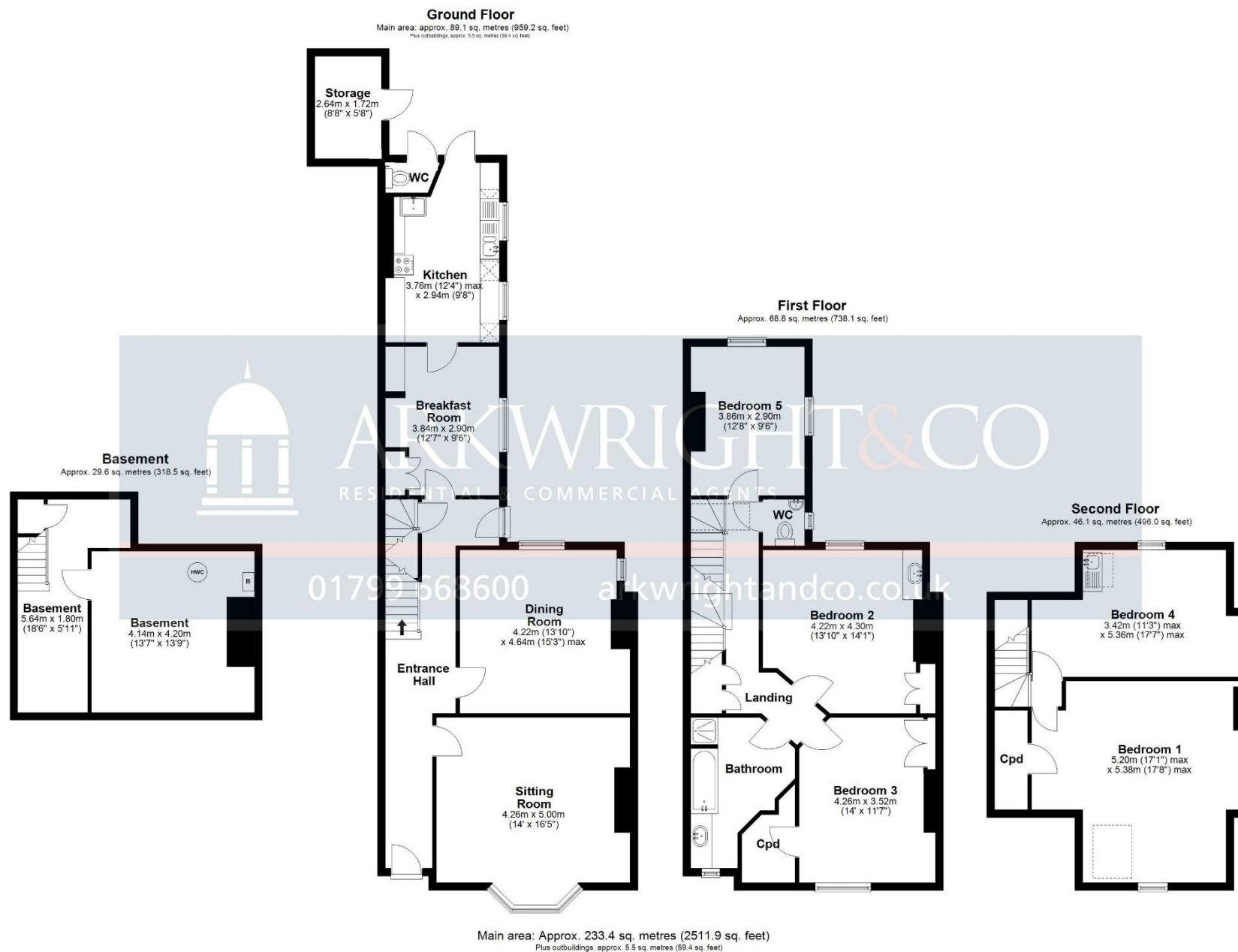












Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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.



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