



102 Debden Road, Saffron Walden  
CB11 4AL



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 102 Debden Road

Saffron Walden | Essex | CB11 4AL

Guide Price £825,000

- A deceptively spacious five-bedroom, three bathroom detached property
- Arranged over two floors with approximately 2035 sqft. of accommodation
- Three reception rooms
- Generous sitting room
- Ground floor principal bedroom with en suite
- Four double bedrooms and shower room to the first floor
- Detached double garage & ample off-road parking
- Established, west facing rear garden
- Highly popular location within walking distance of the town centre and well-regarded local schooling

## The Property

A generously proportioned and immaculately presented five-bedroom, three bathroom detached family home within one of Saffron Walden's most sought-after residential locations. Enjoying a double garage, ample off-road parking and mature west facing garden.

## The Setting

Saffron Walden is an old established, quintessential market town that was recently voted by the Sunday Times in 2025 as 'The best place to live in England.' . Debden Road is ideally situated within easy reach of the town centre, a thriving market town 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

Upon entering the home, a light-filled entrance hall has stairs rising to the first floor, built in storage cupboard and doors to the adjoining rooms. This includes three reception rooms, one being a formal sitting room with large window overlooking the garden, a dual aspect dining room with sliding doors onto the rear garden and a cosy family room with window to rear aspect, offering flexibility for both entertaining and everyday family life. The spacious kitchen/breakfast room, measuring an impressive 7.48m in length, is the heart of the home and enjoys views over the rear garden, fitted with an extensive range of eye and base level units with a range of integrated appliances including gas hob, oven, grill, dishwasher, fridge and freezer. There is space and plumbing for additional appliances. Two personal doors provide access to the front and rear of the property. In addition, a family bathroom comprises panelled bath, W.C and wash hand basin.

The ground floor further benefits from a large principal bedroom with fitted wardrobes and an en suite bathroom, comprising panelled bath, shower enclosure, W.C and wash hand basin offering the potential for single-storey living or guest accommodation.



The first-floor landing is filled with natural light from a large window to front aspect, access to the loft which is fully boarded with light connected, cupboard housing hot water cylinder, built in storage cupboard and doors to the adjoining rooms. Bedroom two is a large, double room with a window to side aspect and access to eaves storage. Bedroom three is another generous double room with Velux window to rear aspect. Bedroom four is a double room with window to rear aspect, access to eaves storage and built in cupboard. A fifth double bedroom has a window to rear aspect. There is a family shower room and a separate W.C with wash hand basin.



### Outside

To the front of the property is a driveway providing ample off-road parking and access to the double garage, benefitting from light and power.

There is gated side access to the mature west facing rear garden which is predominantly laid to lawn with a variety of mature shrubs and trees. A patio area provides a wonderful space of al fresco dining.

### Services

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

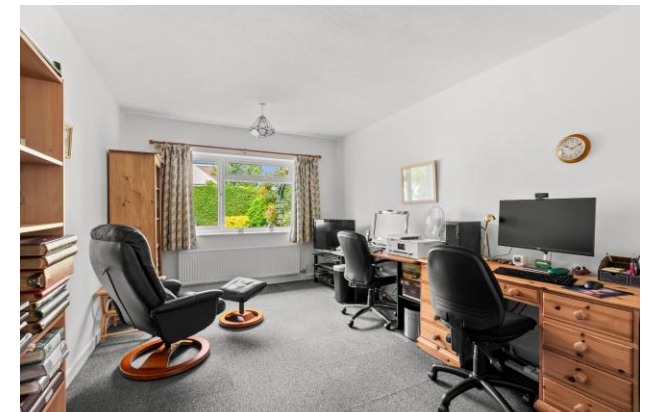
Tenure – Freehold

Property Type - Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – F

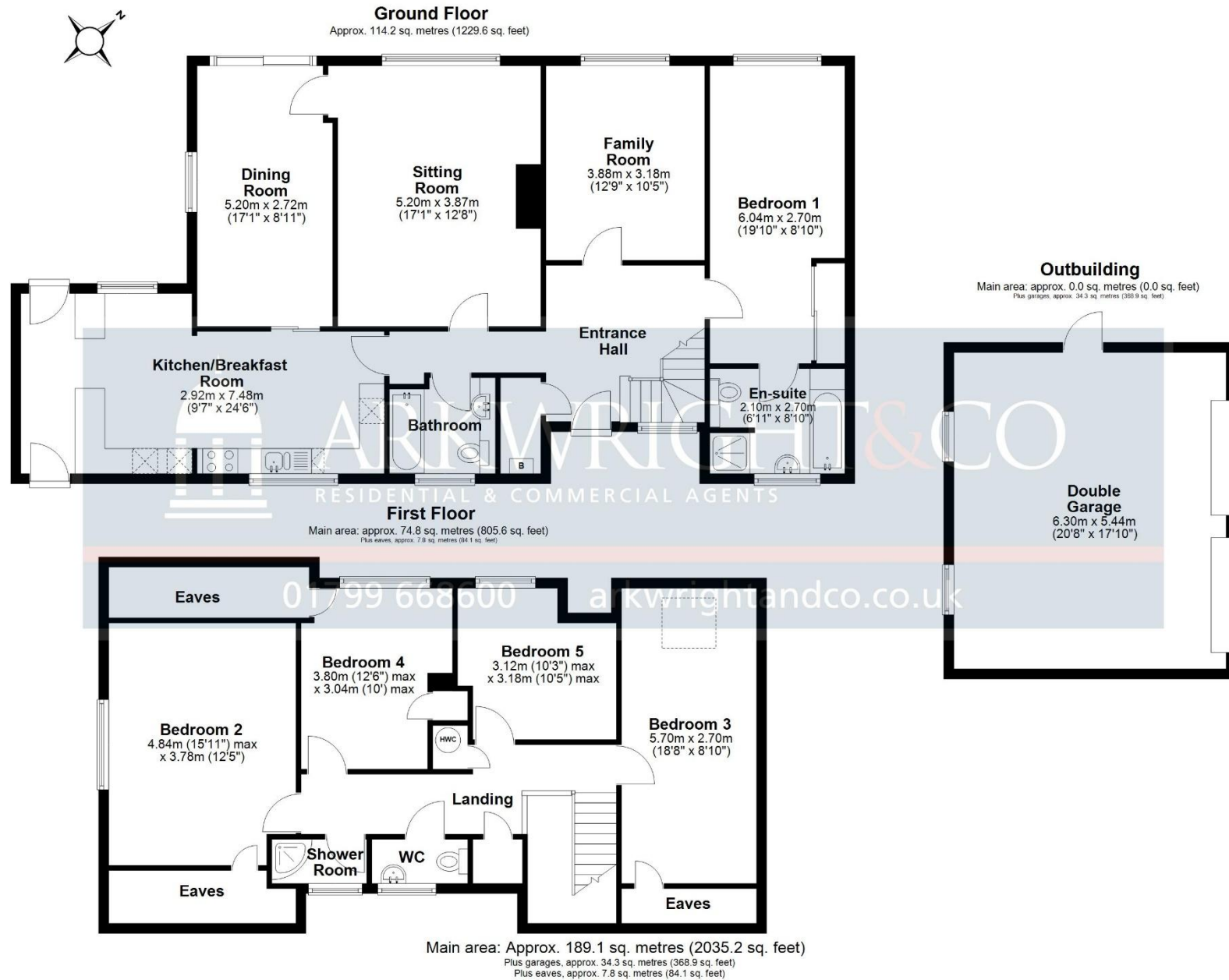












Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee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