



15 Debden Road, Saffron Walden
CB11 4AA



ARKWRIGHT & CO
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15 Debden Road

Saffron Walden | Essex | CB11 4AA

Offers Over £375,000

- A well presented three bedroom end of terrace character home
- Renovated throughout by the current owner
- Accommodation over four floors
- Useful basement
- Private courtyard garden
- Ideally located within walking distance of the town centre
- Offered with no upward chain
- EPC: E

The Property

A well- proportioned three bedroom, end of terrace period home which has undergone renovation throughout, occupying an ideal location just a short walk from Saffron Walden town centre. Benefiting from a private courtyard garden and offered with no upward chain.

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.

In detail the ground floor is arranged to provide a welcoming sitting room to the front, featuring soft, natural light and a warm, homely atmosphere. To the rear, a generous dining area is filled with light from a door leading onto the garden, stairs to the basement, stairs rising to the first floor and an opening through to a sleek and contemporary kitchen – thoughtfully designed with clean lines, ample storage, and modern finishes, making it both functional and inviting.





On the first floor, a spacious double bedroom enjoys a pleasant outlook, complemented by a well proportioned shower room finished to a high standard. The second floor offers two further bedrooms, both with built in storage.

Of particular note is the basement room, benefitting from a window and natural light. Currently serving as a useful storage space, it offers excellent potential for conversion into a home office, studio or hobby room, subject to any necessary consents.

Outside

The property enjoys a private rear garden, with mature planting and a quiet outlook, creating a calm retreat in the midst of town life.

Services

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

Tenure – Freehold

Property Type – End of terrace

Property Construction – Brick with tiled roof

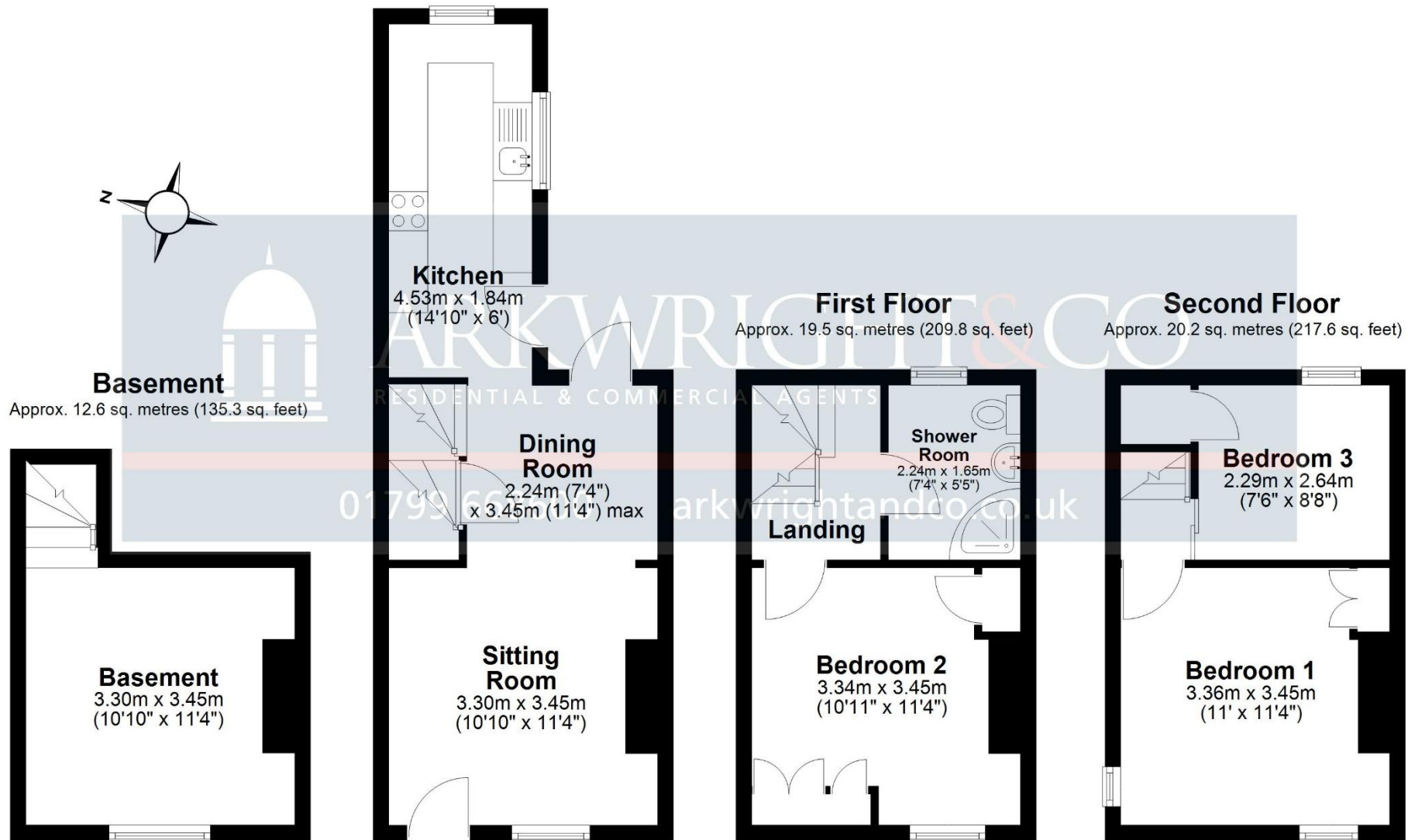
Local Authority – Uttlesford District Council

Council Tax– C



Ground Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



Total area: approx. 80.3 sq. metres (863.9 sq. feet)

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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