



4 Lancaster Lane

Saffron Walden









## 4 Lancaster Lane

Saffron Walden, Essex

Set within a popular residential development in Saffron Walden, **4 Lancaster Lane** is a beautifully presented, link-detached modern home offering 1,188 sqft of thoughtfully arranged accommodation over three floors. This stylish and practical property combines elegant design with contemporary finishes, perfect for modern family life.

The home features three spacious bedrooms, each enjoying excellent natural light and calming neutral decor. The principal bedroom spans the top floor and benefits from its own en suite and built-in wardrobes, while a further sleek family bathroom serves the remaining bedrooms.

At the heart of the home is an open-plan living space where light floods in via the French doors that lead out to a private rear garden. With a wood-burning stove, hardwood flooring, and skylights, the room offers a wonderful sense of warmth and comfort. The garden itself is a low-maintenance haven for entertaining and relaxing.

The contemporary kitchen is well-appointed with integrated appliances, stylish cabinetry, and worktops, complemented by a bright dining area that's ideal for family meals or casual gatherings.

Additional highlights include a spacious 7m x 3m garage, driveway parking and a family-friendly location.

The property is within walking distance of the town centre (approx. 20 minutes on foot), and enjoys easy access to the outstanding-rated R.A.Butler & Katherine Semar Primary Schools and Saffron Walden County High School – making it a superb option for families looking to settle in this thriving North Essex market town, which has been voted as the best place to live in 2025 by The Sunday Times.







## Key Features

- Three spacious bedrooms, including a top-floor principal suite with en suite shower room
- Stylish open-plan living space with French doors, wood-burning stove, and hardwood flooring
- Contemporary kitchen and dining area with integrated appliances
- Private rear garden with patio & lawn
- 7m x 3m garage and driveway parking
- Walkable to the town centre and outstanding schools, including R.A. Butler Primary and SWCHS

## Agents Note:

Tenure: Freehold

EPC Band TBC

Uttlesford District Council – Tax Band E – £2,828.43pa

All Mains Services Connected

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

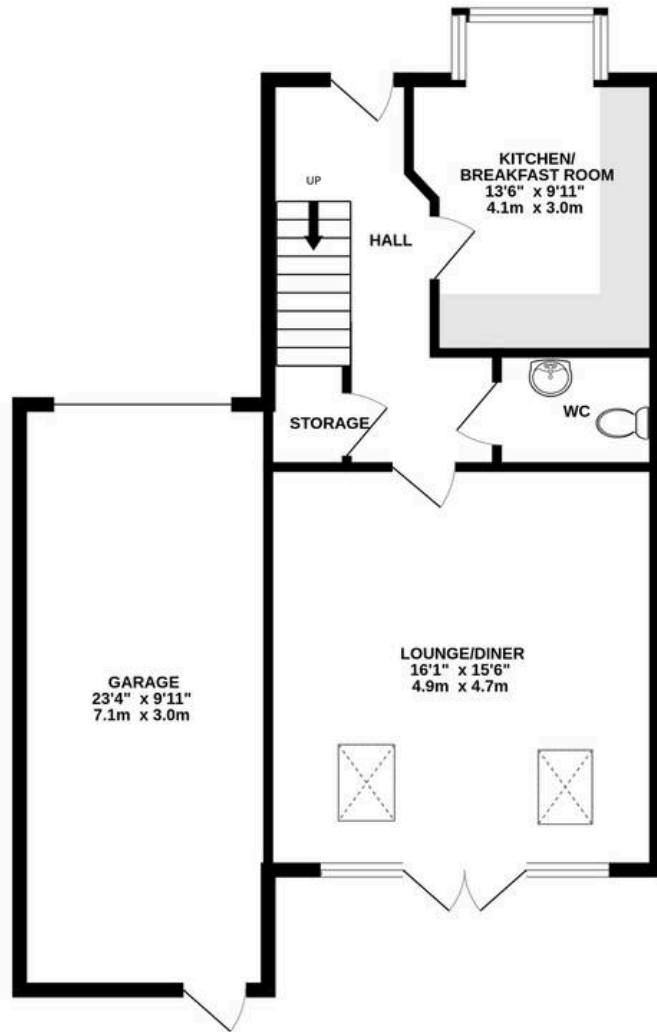
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

## Location:

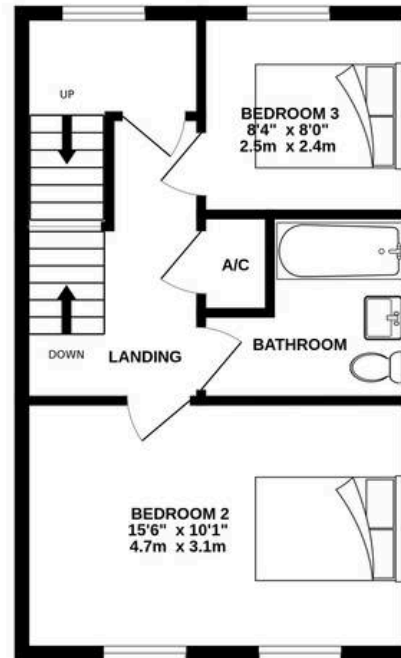
Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.



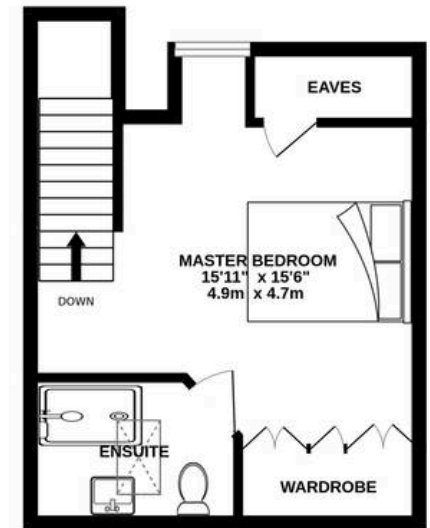
GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Pottrill Holland Property Agents

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.