



63 West Road, Saffron Walden  
CB11 3DX



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 63 West Road

Saffron Walden | Essex | CB11 3DX

## Guide Price £530,000

- A beautifully presented semi-detached home featuring a bay-fronted sitting room with a wood-burning stove and a separate dining room
- Two double bedrooms including a generous principal bedroom with extensive fitted wardrobes and family bathroom
- A wonderful, south facing rear garden
- Planning permission granted, ref UTT/25/0604/HHF
- A prominent location, within easy reach of the town centre and local amenities

### The Property

This charming semi-detached home on the prominent West Road offers two well-proportioned double bedrooms and a contemporary family bathroom on the first floor. The property is further enhanced by a beautifully landscaped, south-facing rear garden and the added benefit of planning permission being granted, ref UTT/25/0604/HHF.

### The Setting

Situated in a highly sought-after residential pocket of Saffron Walden, West Road offers an enviable balance of peaceful, tree-lined character and exceptional proximity to the town's historic core. Residents are within a short 0.5-mile walk (approximately 10 minutes) of the vibrant Market Square, which hosts twice-weekly markets and is surrounded by over 200 independent shops, cafés, and restaurants. The area is particularly well-served by high-quality education, with the "Outstanding" Saffron Walden County High School and various well-regarded primary schools located less than a mile away. For leisure, the scenic Bridge End Garden and the expansive Common are both within a 15-minute walk, while the world-class performance venue, Saffron Hall, is equally accessible. Commuters benefit from excellent connectivity: Audley End Station is just 2.5 miles away (roughly an 8-minute drive), providing direct rail links to London Liverpool Street in approximately 55 minutes and Cambridge in under 20 minutes. Additionally, the M11 (Junction 8) is about 12 miles distant, and Stansted Airport is a convenient 15-mile drive.

### The Accommodation

The ground floor offers a beautifully fluid and characterful living space, beginning with a welcoming entrance hall with access down to a versatile basement office. The heart of the home is a bright, dual-aspect kitchen/breakfast room, fitted with sleek white cabinetry, integrated appliances, and a practical breakfast bar, all complemented by warm terracotta floor tiles and a stable-style door leading to the rear garden. This space flows seamlessly into a generous dining room with bespoke built-in cabinetry. A cozy, bay-fronted sitting room is centered around an inviting brick fireplace with a wood-burning stove, framed by extensive fitted bookshelves. Completing the ground floor is a convenient cloakroom and functional utility room, accessed externally to provide additional storage and laundry space.





On the first floor, a bright and airy landing, presently utilised as a charming display area with a dedicated study or hobby nook leads to two well-proportioned double bedrooms and the family bathroom. The principal bedroom is a generous, light-filled space featuring an extensive range of bespoke fitted wardrobes and a central vanity station, while the second bedroom enjoys peaceful views over the rear garden and includes integrated storage and shelving. Both bedrooms are finished with soft teal carpeting that carries through from the landing. Serving the bedrooms is a contemporary family bathroom, with a P-shaped panelled bath with an integrated shower and curved glass screen, a vanity wash hand basin with integrated storage, and a WC.

### Outside

The property is set back from the road behind a charming red-brick wall and a mature, well-stocked front garden that provides a high degree of privacy for the bay-fronted facade. A brick-paved pathway leads to the side entrance, where the sage-green front door serves as a subtle accent against the home's distinctive coral-toned exterior. To the rear, the south-facing garden is a true highlight, bathed in natural light throughout the day and meticulously designed into two distinct areas. A generous, split-level paved patio provides a sun-drenched setting for al fresco dining and entertaining. Steps lead up from the terrace to a neat lawn, bordered by established flowering shrubs, specimen trees, and a classic brick wall. A timber pergola and a practical storage shed are nestled at the far end of the garden.



### Services

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

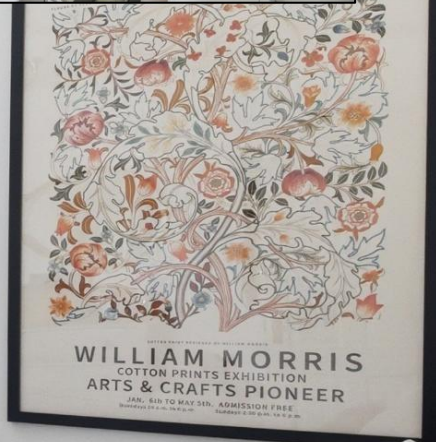
Tenure – Freehold

Property Type – Semi - detached

Property Construction – Concrete with tiled roof

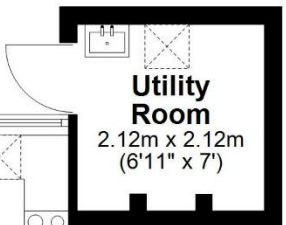
Local Authority – Uttlesford District Council

Council Tax – D



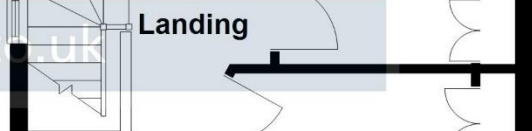
### Ground Floor

Main area: approx. 43.8 sq. metres (471.6 sq. feet)  
Plus utility room, approx. 4.5 sq. metres (48.4 sq. feet)



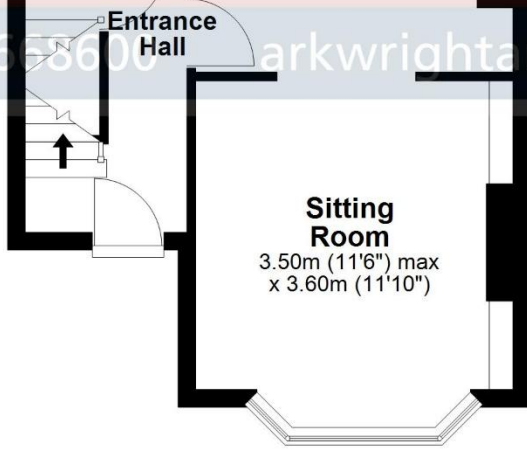
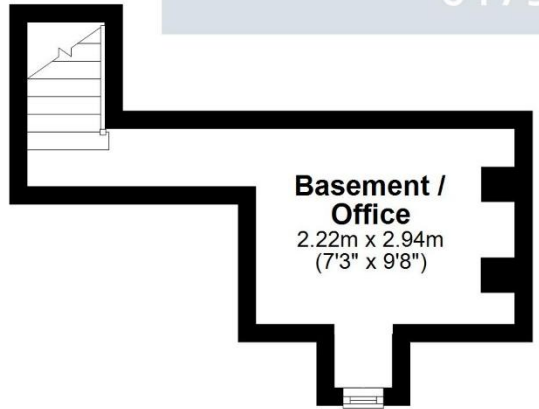
### First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



### Basement

Approx. 9.8 sq. metres (105.2 sq. feet)



Main area: Approx. 85.9 sq. metres (924.3 sq. feet)  
Plus utility room, approx. 4.5 sq. metres (48.4 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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