



Mercury House, 10 East Street

Saffron Walden, Essex





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Mercury House, 10 East Street, is an impressive and beautifully presented four-bedroom detached home, positioned in an exceptionally central Saffron Walden location, just moments from the town's wide range of amenities and open green space.

Set back behind an attractive walled and hedged frontage, the property offers a rare combination of character, privacy, and generous accommodation, all within the heart of the town.

Internally, the accommodation extends to approximately 1,652 sq ft, excluding the garage, with a layout that has been thoughtfully arranged for modern family living. The ground floor also benefits from underfloor heating, adding further comfort and practicality throughout the main living spaces.

The ground floor is entered via a welcoming hall, with access through to a superb kitchen/breakfast room. This is a stylish and well-proportioned space, measuring up to 22'3" in length, with excellent fitted storage and a pleasant outlook to the front. It provides a sociable heart to the home, ideal for day-to-day family life as well as entertaining.

From the inner hall, doors lead through to the sitting room, a generous reception space with a gas feature fireplace and plenty of natural light. To the rear of the property, the garden room is a particular highlight, creating a bright and versatile living space with roof lights and French doors opening directly onto the garden. This area provides an excellent connection between the house and the outside space, making it perfect for relaxed seating, dining or entertaining during the warmer months.

A cloakroom and utility room complete the ground floor, while the garage adds further practicality.





On the first floor, the landing leads to four bedrooms and the family bathroom. The principal bedroom is an excellent size, measuring approximately 18'5" x 11'10", while the remaining three bedrooms provide good flexibility for children, guests or those requiring a dedicated home office. The bathroom is well-positioned to serve all bedrooms.

Externally, Mercury House offers a wonderfully private and beautifully landscaped garden for such a central setting. The rear garden has been designed for low-maintenance enjoyment, with extensive paved terraces, raised lavender beds, carefully clipped planting and a sunken seating area, creating a wonderful space for outdoor dining and entertaining. To the rear, there is also a garage measuring approximately 22'1" x 8'11".

The location is one of the property's strongest features. East Street places you within easy walking distance of Saffron Walden's Market Square, The Common, Waitrose, independent coffee shops, restaurants, shops and everyday amenities. For families, the property is also well placed for schooling, being approximately 0.3 miles from R.A. Butler School and around 0.8 miles from Saffron Walden County High School, which is also home to Saffron Hall, an award-winning 740-seat concert hall.

Mercury House is a rare opportunity to acquire a spacious, detached and highly practical home in one of Saffron Walden's most convenient town centre positions.

Agents Note:

Tenure: Freehold | EPC Band C

Uttlesford District Council - Tax Band E - £2,948.12pa

All Mains Services Connected

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

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

Permit Parking on East Street is available via North Essex Parking Partnership (£80pa for the first and £125pa for the second permit)



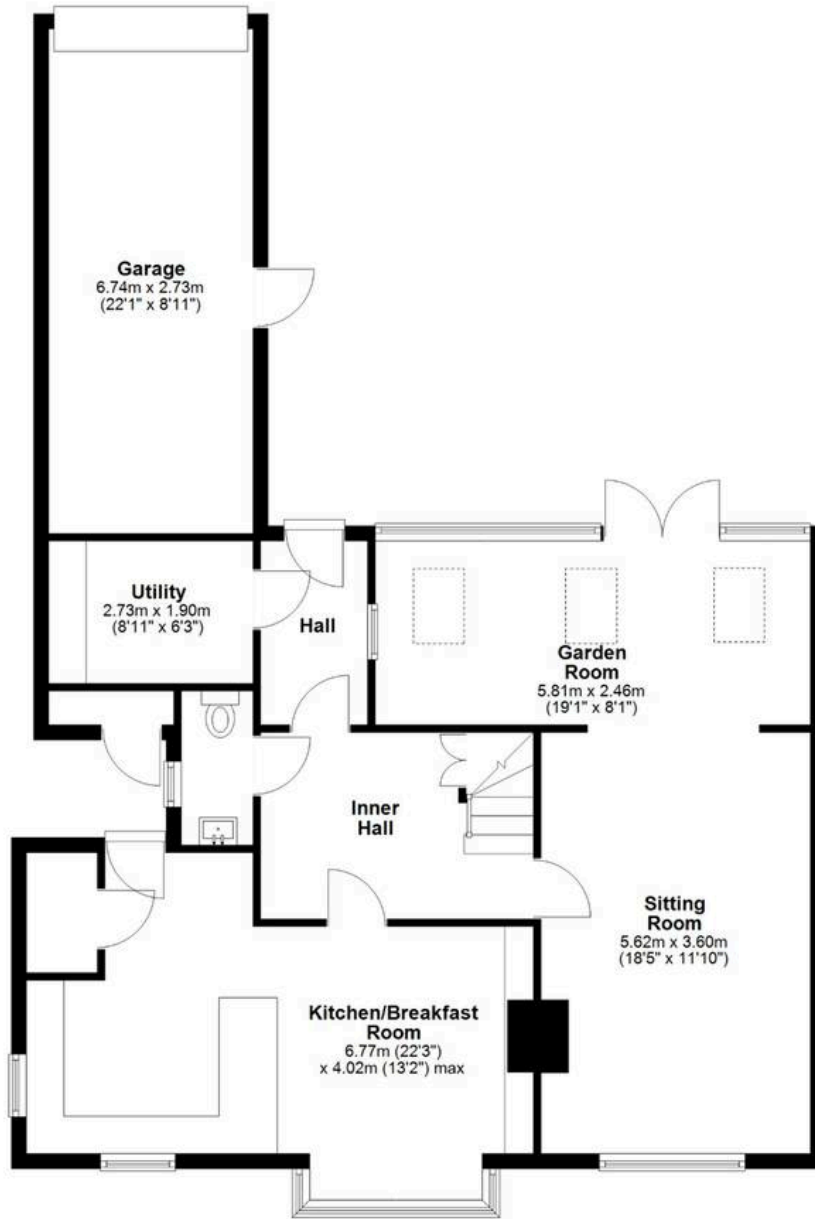




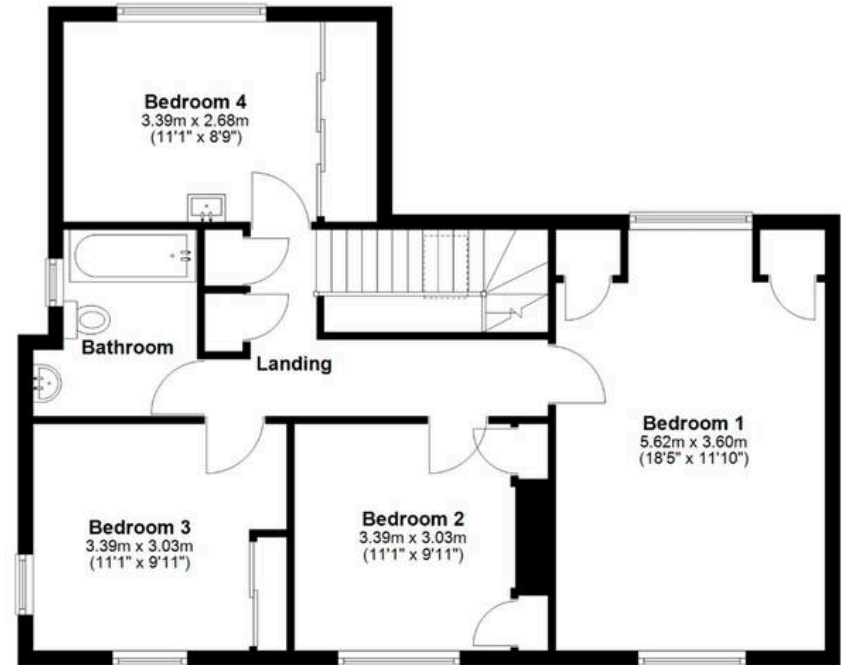




Ground Floor



First Floor



Gross internal floor areas
Ground Floor 83 sqm (893 sqft) excluding Garage
First Floor 71 sqm (759 sqft)
Total 154 sqm (1652 sqft)





Pottrill Holland Property Agents

Office 5 The Granary, Compass Courtyard - CB11 4UL

01799 334431 • info@pottrillholland.co.uk • <http://www.pottrillholland.co.uk>

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.