



1 Park Lane, Saffron Walden
CB10 1DA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

1 Park Lane

Saffron Walden | Essex | CB10 1DA

Guide Price £1,295,000

- An attractive and deceptively spacious residence with 2950sqft of versatile living space
- Open plan living/dining room
- Vaulted kitchen with direct access to the garden
- Generous cellar
- Four double bedrooms, two with ensembles
- Detached annexe with kitchen, shower room and double doors onto the garden
- Established plot of 0.12 acre with off road parking and low maintenance rear garden
- Offered with no upward chain
- Town centre location

The Property

A truly wonderful and rarely available, four-bedroom, three-bathroom semi-detached family home, occupying a highly desirable setting, in the heart of Saffron Walden. Benefiting from a superb, detached annex, off-road parking and a beautiful walled garden. Offered with no upward chain.

The Setting

Park Lane, Saffron Walden is one of the town's most sought-after residential addresses, prized for its peaceful, tree-lined setting and proximity to the historic town centre. Characterised by attractive period and individual homes, the lane enjoys a quiet, established feel while remaining conveniently placed for everyday amenities. The town centre, with its excellent range of independent shops, cafés and restaurants, is within comfortable walking distance, as are well-regarded local schools and recreational facilities.

Saffron Walden's rich history, open green spaces and strong sense of community make it particularly appealing to families and professionals alike. For commuters, Park Lane is particularly well positioned. Audley End railway station is just a short drive away, offering regular mainline services to London Liverpool Street and Cambridge. Road users benefit from easy access to the A11 and M11, providing swift connections to Cambridge, Stansted Airport and the wider motorway network. Stansted Airport itself is approximately 20 minutes away, making the area ideal for both domestic and international travel.





The Accommodation

The ground floor offers well-balanced and versatile accommodation, combining generous reception space with practical day-to-day living areas. An inviting entrance hall provides a welcoming first impression and gives access to the principal rooms. A superb open plan space comprises a comfortable sitting room, enjoying good natural light and well suited for both everyday living and entertaining. Adjoining this is a defined dining area, which flows naturally through to the kitchen/breakfast room, creating an excellent social layout.

The kitchen/breakfast room forms the heart of the home, offering ample space for family dining and informal gatherings, with direct access to the garden. A useful utility room and ground floor WC are positioned discreetly off the dining area, adding to the home's practicality.

Also on the ground floor is a separate study, ideal for home working or use as a snug or hobby room. Access to the cellar is located off the dining area, providing valuable additional storage space



The first floor provides well-proportioned and thoughtfully arranged accommodation, ideal for family living and guest use. The principal bedroom is a generous and attractive room, complemented by a dedicated dressing area and a well-appointed en suite bathroom.

There are three further bedrooms on this floor, all of which are well sized and offer flexibility for use as children's rooms, guest accommodation or additional home working space. One of which benefits from en suite facilities, while the remaining rooms are served by a family bathroom, fitted to a good standard. A central landing connects all rooms and provides a sense of space and flow throughout the floor.

Outside

The property enjoys a delightful walled garden, occupying a plot approaching 0.12 of an acre, offering a high degree of privacy and an attractive, established setting for outdoor living and entertaining. The garden is thoughtfully arranged with a combination of shingle and patio seating, centred around a charming pond feature that provides a tranquil focal point. Mature planting and boundary walls create a sense of seclusion while allowing the space to feel open and well balanced.

A particular highlight is the detached annexe, which offers excellent versatility and includes a kitchen area, shower room, and benefits from two sets of double doors, opening directly onto the garden. This space is ideal for guest accommodation, home working, or ancillary living, subject to individual requirements.

In addition, there is a brick-built garden room, providing further useful accommodation suitable for hobbies, storage, or relaxation.

To the front/side of the property is a car port, offering off-road parking, with convenient access to the house and garden beyond. Overall, the outside space complements the property perfectly, combining practicality with attractive features and flexible outbuildings in a private and well-proportioned setting.

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 – Brick with tiled roof

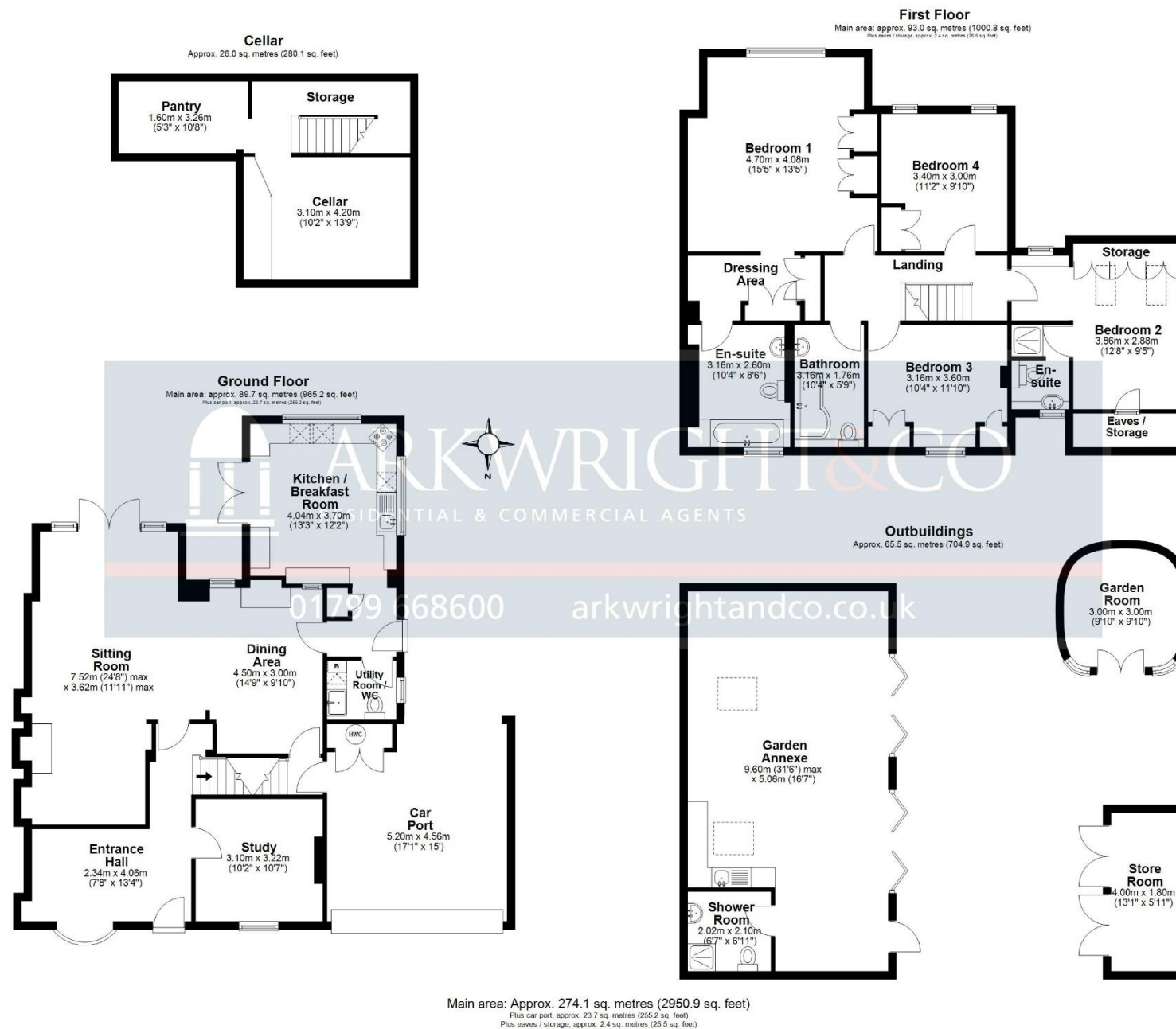
Local Authority – Uttlesford District Council

Council Tax– G









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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