6 Smallbridge Road, Saffron Walden
CB11 3JH

ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS

6 Smallbridge Road

Saffron Walden | Essex | CB11 3JH

Offers Over £550,000

- A well proportioned four-bedroom, three bathroom link detached property
- Accommodation over three floors
- Open plan kitchen/living/dining room
- Bedroom four benefits from an ensuite
- Principal bedroom suite on the first floor
- Integral garage and off-street parking
- Highly popular residential development
- EPC: B / Council Tax Band: E

The Property

A surprisingly spacious four-bedroom family home forming part of an exclusive modern development in the sought-after market town of Saffron Walden. The property offers well-balanced accommodation, a private rear garden, and a garage with additional parking. Ideally located for access to local schools, amenities, and countryside walks.

The Setting

Smallbridge Road is a peaceful and well-regarded residential street, ideally located just a short walk from the heart of Saffron Walden. This historic market town is known for its attractive architecture, vibrant community and excellent amenities. The town centre offers a delightful mix of independent shops, cafés, and restaurants, centred around the traditional Market Square, where a lively market is held twice weekly. Residents enjoy easy access to everyday essentials, including a Waitrose supermarket, boutique retailers, and a range of leisure and cultural attractions such as the Saffron Walden Museum, Fry Art Gallery and Bridge End Gardens. With excellent schools nearby and fast rail connections from Audley End to Cambridge (approx. 20 minutes) and London Liverpool Street (approx. 55 minutes), Smallbridge Road offers the best of both town and country living.

The Accommodation

Upon entering the property, the front door opens into a bright and welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor rooms. To the front, a cloakroom is fitted with a WC, wash hand basin, and window providing natural light. The superb kitchen enjoys a front aspect and features a contemporary range of base and eye-level units with complementary work surfaces, incorporating a stainless-steel sink and drainer, integrated electric oven and hob with extractor over, fridge freezer, dishwasher, and washing machine, enhanced by under-unit lighting and tiled flooring. The kitchen flows seamlessly into the spacious sitting/dining room—an impressive, light-filled space with vaulted ceilings, twin Velux windows, and French doors opening to the rear garden. With wood flooring throughout, this superb open-plan area offers excellent versatility for both relaxed family living and formal entertaining.

The first-floor landing offers access to the accommodation and includes an airing cupboard housing the hot water cylinder. The principal bedroom is a bright and well-proportioned space with two rear-facing windows overlooking the garden, a fitted wardrobe, and a door leading to a stylish en suite shower room, comprising a double shower enclosure , wash hand basin, WC, chrome heated towel rail, and a window to the front aspect. Bedroom two is a generous room with a window to the front, while bedroom three enjoys a peaceful outlook to the rear garden. Completing the first floor is the family bathroom, fitted with a panelled bath and shower over, wash hand basin, WC, and obscure glazed window to the front aspect.

The second floor is occupied by a spacious fourth bedroom, enjoying a dual aspect with a Dormer window to the front and a Velux to the rear, offering pleasant views over the garden. The room benefits from an en suite, comprising a large shower enclosure, vanity wash hand basin, WC, and a rear-facing Velux window providing natural light.

Outside

To the front, the property benefits from a private driveway providing off-street parking and access to the integral single garage, which features an up-and-over door, power and lighting, and a rear access door leading directly into the garden.

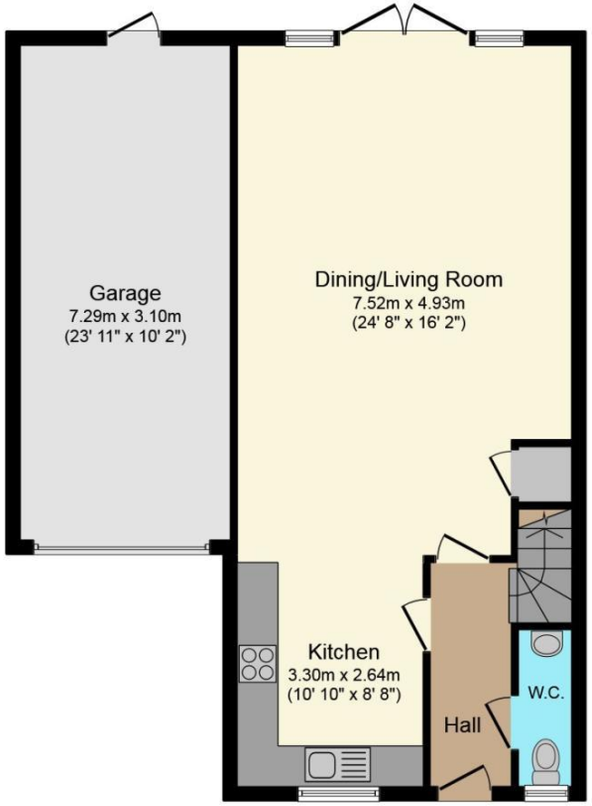
The rear garden has been thoughtfully landscaped, offering a well-maintained lawn bordered by mature shrubs, bushes, and trees, along with a generous paved terrace—ideal for alfresco dining and outdoor entertaining.

Services

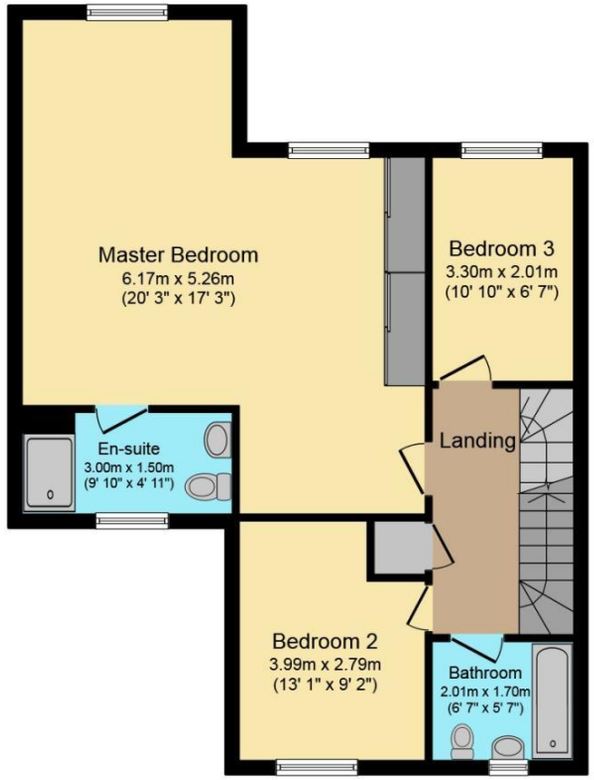
Mains electric, water and drainage are connected. Gas fired central heating. Superfast broadband is available and mobile signal is good.

Tenure – Freehold
Property Type – Link - detached
Property Construction – Brick with tiled roof
Local Authority – Uttlesford District Council
Agents Note– There is an annual service charge of £115.20 paid twice yearly

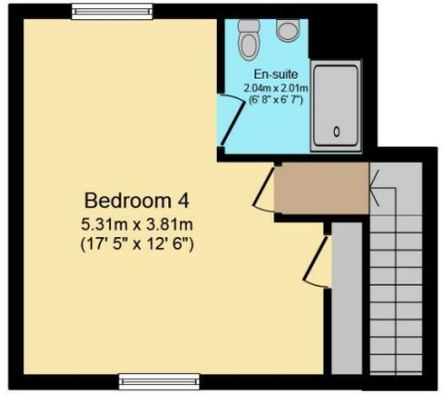
Kew Gardens
BY
UNDERGROUND
IMPERIAL
WAR MUSEUM
SOUTH
KENSINGTON



Ground Floor



First Floor



Second Floor

Total floor area 173.0 sq. m. (1,862 sq. ft.) approx

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.

ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS

01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco..co.uk

ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS