



36 Winstanley Road, Saffron Walden
CB11 3EQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

36 Winstanley Road

Saffron Walden | CB11 3EQ

Guide Price £500,000

- Situated in sought-after Saffron Walden near top schools and Audley End station.
- Four well-proportioned bedrooms and a modern family bathroom.
- Living/dining area, garden room, kitchen, and ground-floor cloakroom.
- Enclosed rear garden with patio, plus a driveway and integral single garage.

The Property

Set in a desirable Saffron Walden location close to renowned schools and transport links, 36 Winstanley Road is a spacious four-bedroom home featuring flexible open-plan living, a rear garden room, a fitted kitchen, and a ground-floor cloakroom. The property further benefits from a private rear garden with a paved patio, off-street driveway parking, and an integral single garage.

The Setting

Situated in a highly sought-after, established residential setting south of the historic market town centre, 36 Winstanley Road is perfectly positioned to enjoy the very best of Saffron Walden. This desirable address is ideally placed for families, falling within comfortable walking distance of the highly regarded Katherine Semar Infant and Junior Schools, as well as the renowned Saffron Walden County High School. A short stroll leads into the picturesque town square with its vibrant bi-weekly markets, independent boutiques, array of coffee shops and the beautiful open spaces of Market Square and Bridge End Garden. For the commuter, Audley End mainline station is under two miles away, offering regular direct rail services into London Liverpool Street in approximately 55 minutes and Cambridge in around 20 minutes, while the M11 and Stansted Airport are easily accessible by car, making this an enviable setting for both peaceful market town living and effortless travel connectivity.

The Accommodation

The ground floor offers a highly versatile and spacious living layout, beginning with an enclosed entrance porch leading into a main entrance hall served by a convenient cloakroom/WC. A generous living room opens seamlessly into an adjoining dining area, which flows further into a light-filled family room featuring dual-aspect windows and sliding glass





doors opening directly out to the garden. Positioned off the inner hallway, the well-proportioned kitchen/breakfast room is fitted with a range of wall and base units, ample counter space, integrated cooking appliances, and its own direct door access to the rear garden. Completing the ground floor is an integral single garage providing useful storage or potential space to adapt, with stairs rising to the first floor from the inner hall area.

Ascending to the first floor, a central landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom and fourth bedroom sit to the front elevation, benefiting from large windows that fill the rooms with natural light, with the main bedroom featuring space-saving fitted mirrored wardrobes. To the rear, two further balanced double bedrooms overlook the garden area. Serving the bedrooms is a contemporary family bathroom, fully tiled and equipped with a white suite comprising a panelled bath with an overhead rainfall shower, a vanity hand basin unit, a low-level WC, and a privacy window.

Outside

To the front, the property features a driveway providing off-street parking and access to the integral single garage, flanked by a lawned area with mature shrub borders. To the rear, the private, fully enclosed garden enjoys a paved patio area immediately adjoining the property—ideal for outdoor dining and entertaining—which steps onto a neat lawn bordered by established trees, flowering plants, slate chippings, and a practical garden storage shed.

Services

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

Tenure – Freehold

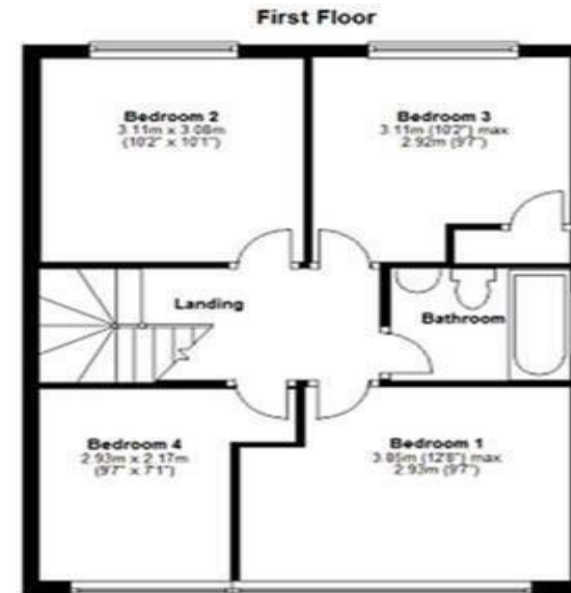
Property Type –Detached

Property Construction – Brick and Tile

Local Authority – Uttlesford District Council

Council Tax—D





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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01799 668600

22 King Street, Saffron Walden Essex, CB10 1ES
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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