



102 Little Walden Road, Saffron Walden
CB10 2DW

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Saffron Walden | Essex | CB10 2DW

Guide Price £475,000

- A well-appointed, three double bedroom, detached bungalow
- Scope to extend and improve, subject to planning permission
- Sitting room, dining room and conservatory
- Off road parking and garage
- Superb, established rear garden
- EPC: F
- Council Tax Band: E

The Property

Occupying a prime position on the rural fringe of this historic market town, this delightful and spacious three-double-bedroom bungalow offers a rare opportunity for those seeking a home with tremendous scope and versatility. The property presents huge potential to improve and extend (subject to the necessary planning consents) and the accommodation is complemented by off-road parking, a garage, and a beautifully established rear garden.

The Setting

Situated on the northern edge of the historic market town, Little Walden Road offers an ideal blend of peaceful residential living and convenient access to local amenities. Residents are just a short stroll from the vibrant Market Square, where a thriving market is held every Tuesday and Saturday alongside a diverse range of independent boutiques, cafes, and established chains like Waitrose and Tesco Express. The area is particularly popular with families due to its location within the catchment area of the Ofsted-rated 'Outstanding' Saffron Walden County High School, while the expansive greenery of The Common—featuring a children's play area and the famous turf labyrinth—is practically on the doorstep. For commuters, the property is perfectly positioned for travel: Audley End Station is approximately 3 miles away, providing direct rail links to London Liverpool Street (approx. 55–65 minutes) and Cambridge (approx. 18–20 minutes). By car, the M11 (J9) is easily accessible, placing the city of Cambridge just 15 miles north and Stansted Airport roughly 15 miles south, making this an exceptional location for both local charm and regional connectivity.

The Accommodation

The property is entered via a spacious entrance hall, complete with a useful airing cupboard. The well-proportioned sitting room is a bright and airy space, bathed in natural light from a large window to the front aspect and featuring a central gas fire with a tiled surround. To the rear, the kitchen enjoys a lovely outlook over the garden, fitted with a range of base and eye-level units and providing ample space for modern appliances. This room flows seamlessly into a





charming conservatory, which offers panoramic views of the grounds and direct access to the patio. Adjoining the kitchen is a generous formal dining room, also featuring a gas fire and an external door to the garden.

The remainder of the home consists of three generous double bedrooms. The principal bedroom is particularly spacious with built-in storage, while the third bedroom is currently utilised as a storeroom and offers flexibility for a home office or hobby room. The accommodation is completed by a fully tiled family bathroom comprising a panelled bath with shower attachment, pedestal wash hand basin, and WC.

Outside

The property is nestled behind a charming front garden, primarily laid to lawn and punctuated by mature planting and a stately conifer, providing an attractive set-back from the road. A private driveway offers convenient off-road parking and leads to a single garage. To the rear lies a generously proportioned, enclosed garden, a particular feature of the home. This expansive outdoor space is mainly laid to lawn, bordered by an array of mature trees, shrubs, and established planting that ensure a high degree of privacy. A paved patio area extends directly from the conservatory



and dining room, creating an ideal spot for alfresco entertaining. Additionally, a winding path leads to a substantial garden shed, providing excellent external storage or workshop potential.

Services

Mains electric and water is connected. Gas central heating. Private drainage system. Superfast broadband is available and mobile signal is likely.

Local Authority - Uttlesford District Council

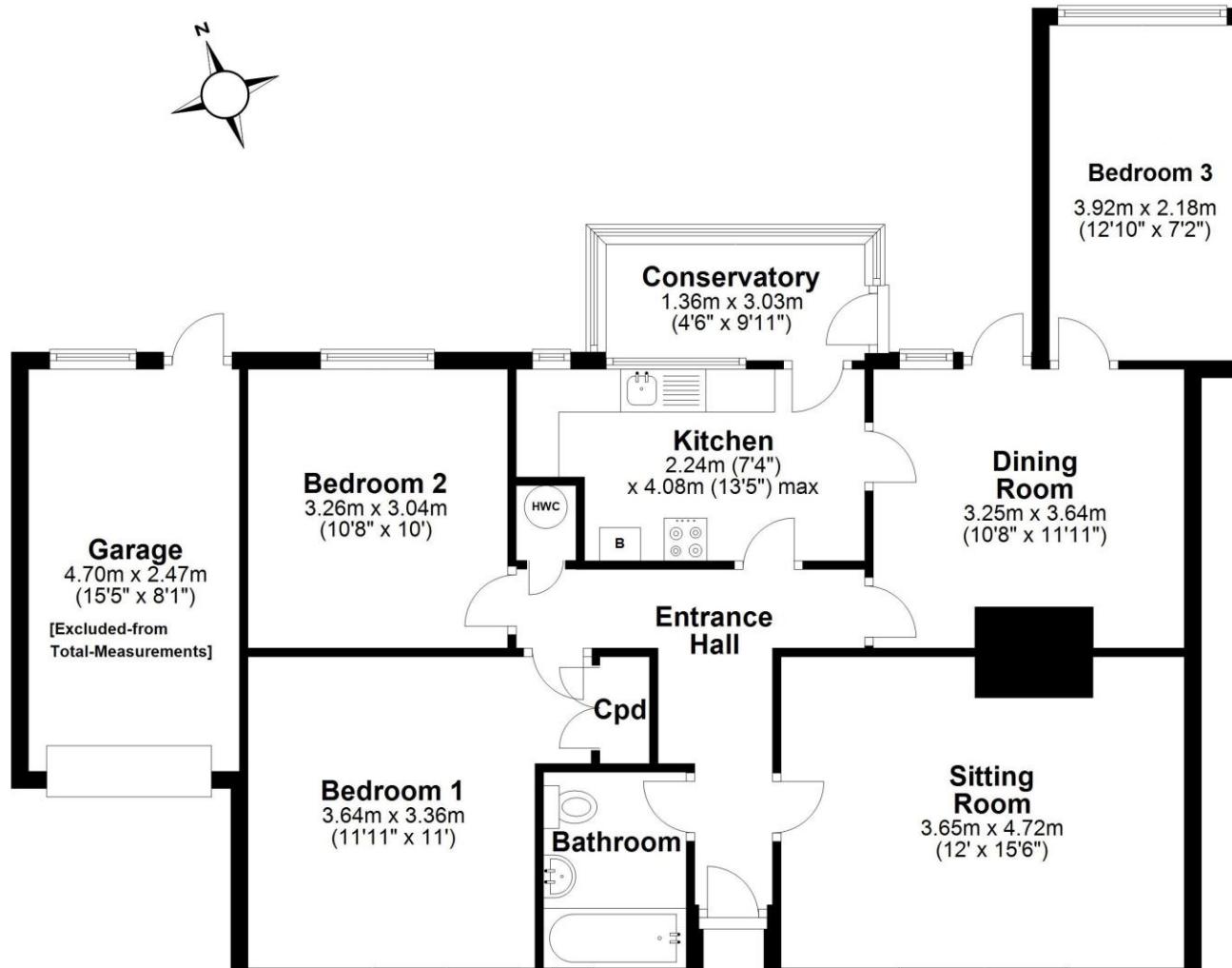
Property Construction - Brick with tiled roof

Tenure - Freehold



Floor Plan

Approx. 89.0 sq. metres (958.4 sq. feet)



Floor plan for guidance only
Plan produced using PlanUp.

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

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



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