



26 London Road, Saffron Walden  
CB11 4ED



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 26 London Road

Saffron Walden | Essex | CB11 4ED

Guide Price £350,000

- Permit Parking available 100ft from house
- Private rear garden
- Walking distance to town centre
- Garage
- Grade II Listed
- Open plan kitchen/ diner to the rear

## The Property

26 London road is a spacious Grade II Listed property within easy walk of Saffron Walden town centre and the County High School, close to the local shops, amenities and schooling. Accommodation comprises, sitting room, kitchen/dining area, two good sized double bedrooms, and a family bathroom on the first floor, with a large double bedroom with eaves storage on the second floor. The property benefits from an abundance of charm and character, flexible living accommodation and a private rear garden.

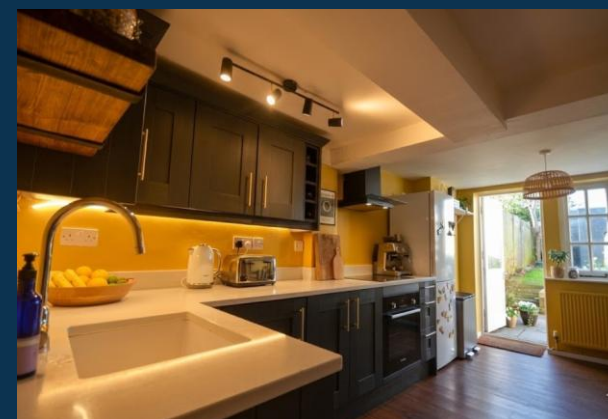
## The Setting

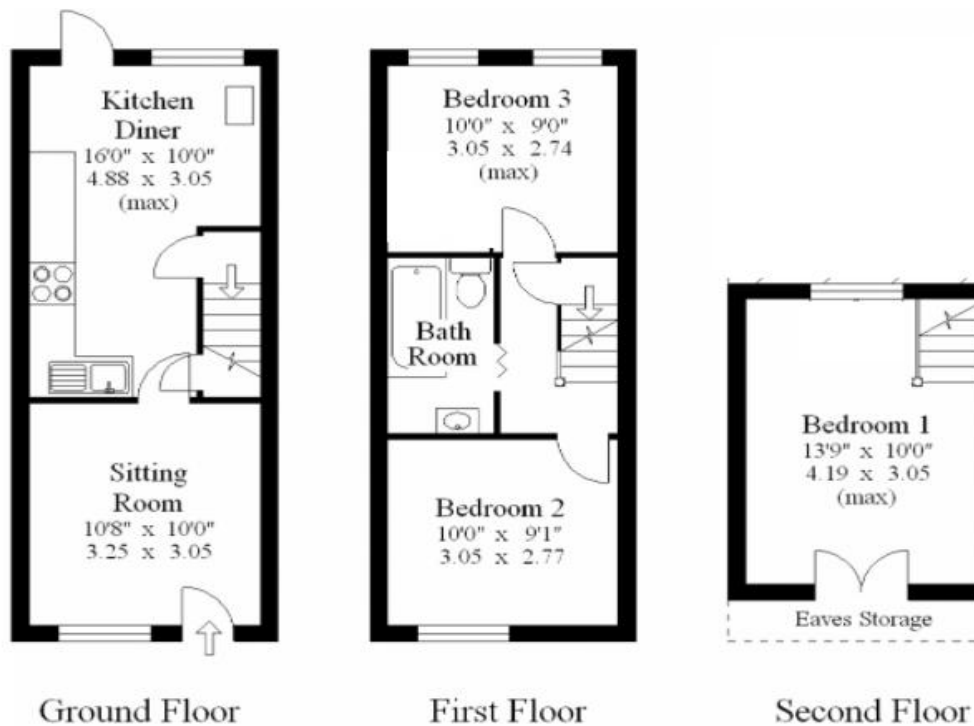
London Road is one of Saffron Walden's most prestigious residential addresses, offering an elegant mix of period architecture and modern family homes just a short walk south of the historic town centre. Residents enjoy immediate access to high-end amenities, including a Waitrose, independent boutiques, and the vibrant twice-weekly market, while also being on the doorstep of the "Outstanding" Saffron Walden County High School and the world-class Saffron Hall arts venue. For commuters, the location is exceptionally convenient; Audley End Station is just 2 miles away, providing direct rail links to Cambridge (18 mins) and London Liverpool Street (55 mins), while the nearby M11 provides a quick 20-minute drive to Stansted Airport and easy access to the A11 for regional travel.

## The Accommodation

26 London Road is a home of genuine charm and timeless appeal, offering well-balanced and versatile accommodation arranged over three floors, combining period features with practical modern living. The property enjoys a particularly appealing layout, with a generous open-plan kitchen/dining space to the rear forming the natural heart of the home, complemented by a welcoming sitting room to the front with a feature fireplace.

Upstairs, the accommodation continues to impress, with three well-proportioned double bedrooms arranged across the first and second floors. The principal bedrooms are light-filled and spacious, while the top-floor bedroom provides a particularly attractive retreat, complete with useful eaves storage and a sense of privacy.





A family bathroom serves the first floor. Throughout, the house retains a wealth of character befitting its historic heritage, with an inviting atmosphere and a flexibility that will appeal equally to professionals, downsizers, or those seeking a well-located town base.

#### Outside

To the rear, the property enjoys a private and enclosed garden, offering a peaceful and low-maintenance outdoor space — ideal for al fresco dining, entertaining or simply relaxing. The garden provides a welcome sense of seclusion, rarely found so close to the centre of town, and complements the house perfectly as a manageable yet attractive outdoor setting.

#### Services

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

**Tenure** – Freehold

**Property Type** – Terraced

**Property Construction** – Red brick in Flemish bond, slate roof

**Local Authority** – Uttlesford District Council

**Council Tax** – C

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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