



11 Borough Lane, Saffron Walden  
CB11 4AG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 11 Borough Lane

Saffron Walden | Essex | CB11 4AG

## Guide Price £975,000

- A spacious four bedroom detached family residence offering flexible accommodation across two floors.
- Prime town centre location, enviably positioned on Borough Lane, providing convenient access to local amenities and schools
- A well-appointed kitchen/breakfast room supported by a practical separate utility room
- A large 0.22 acre, town plot featuring mature trees and expansive lawn
- A generous principal bedroom with ample eaves storage
- A recently updated, contemporary four piece family bathroom
- Single garage and driveway providing ample parking

### The Property

Occupying a mature plot of approximately 0.22 acres, this well-proportioned four-bedroom detached family home is perfectly situated in a prime town centre location. The property features versatile living accommodation, complemented by a single garage and an expansive rear garden. It represents a rare opportunity to acquire a substantial home with significant outdoor space just a short distance from the heart of Saffron Walden.

### The Setting

Borough Lane is widely considered one of Saffron Walden's most desirable addresses, offering an exceptional balance of central convenience and quiet residential charm. The road is ideally situated within a short, safe walk of the highly-regarded R A Butler Academy and Saffron Walden County High School, making the morning school run effortless. For weekend recreation, families are just moments from the expansive greenery of The Common and the historic Bridge End Gardens, while the Lord Butler Fitness and Leisure Centre and the Saffron Walden Cricket Club provide superb local sports facilities. The town's medieval centre—with its independent boutiques, family-friendly eateries, and the Waitrose supermarket—is less than a 10-minute stroll away. Commuting parents will appreciate being just 2 miles from Audley End Station, offering direct, high-speed rail links to London Liverpool Street (55 minutes) and Cambridge (20 minutes), while the M11 is easily accessible within a 15-minute drive.

### The Accommodation

A sheltered porch opens into a welcoming and spacious entrance hall, featuring a central staircase rising to the first floor and a convenient cloakroom with WC. To the right, the generously proportioned sitting room is a bright, dual-aspect space. It centres





around a charming brick fireplace with a gas operated stove and timber mantle, while large sliding patio doors offer a seamless connection to the rear garden. Across the hall, the dining room provides a formal space for entertaining, with a wide window overlooking the front gardens. To the rear of the property is the kitchen/breakfast room, which is fitted with a modern range of cabinetry, integrated appliances, and a practical breakfast bar.

Completing the ground floor is a functional utility room located off the kitchen, which provides internal access to the garage and access to the garden.

Upstairs, the first-floor landing is bathed in natural light from a large window, serving as a central hub for the four versatile bedrooms and the family bathroom. The principal bedroom is a generous double with a large front-facing window and two built-in cupboards, while bedroom two offers a spacious rear-facing alternative. Bedroom three features views over the the street scene, and bedroom four is a good size room with views over the rear garden.



The accommodation is completed by a contemporary family bathroom, thoughtfully finished with vibrant yellow walls and grey cabinetry. This modern suite comprises a panelled bath, a low-level WC, a washbasin set within a vanity unit, and a separate large curved glass shower cubicle featuring elegant marble-effect tiling. For those requiring extra space, the floor plan incorporates substantial eaves storage accessible from the principle bedroom.

## Outside

Set back from the road on a generous plot of approximately 0.22 acres—a rarity for such a central town location—the property is approached via a driveway providing off-road parking and leading to the single garage. The front garden is primarily laid to lawn, interspersed with mature shrubs and trees, with a winding pathway leading to the front porch.

To the rear, the garden is a particular feature of the home, offering a substantial and private outdoor space. Immediately adjacent to the house is a paved patio area, ideal for alfresco dining, which gives way to an expansive lawn bordered by established hedgerows and a variety of specimen trees. The garden extends further to a secondary seating area and a productive section currently housing a greenhouse, all enjoying a high degree of seclusion.

## 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 – Detached

Property Construction – Brick built with tiled roof

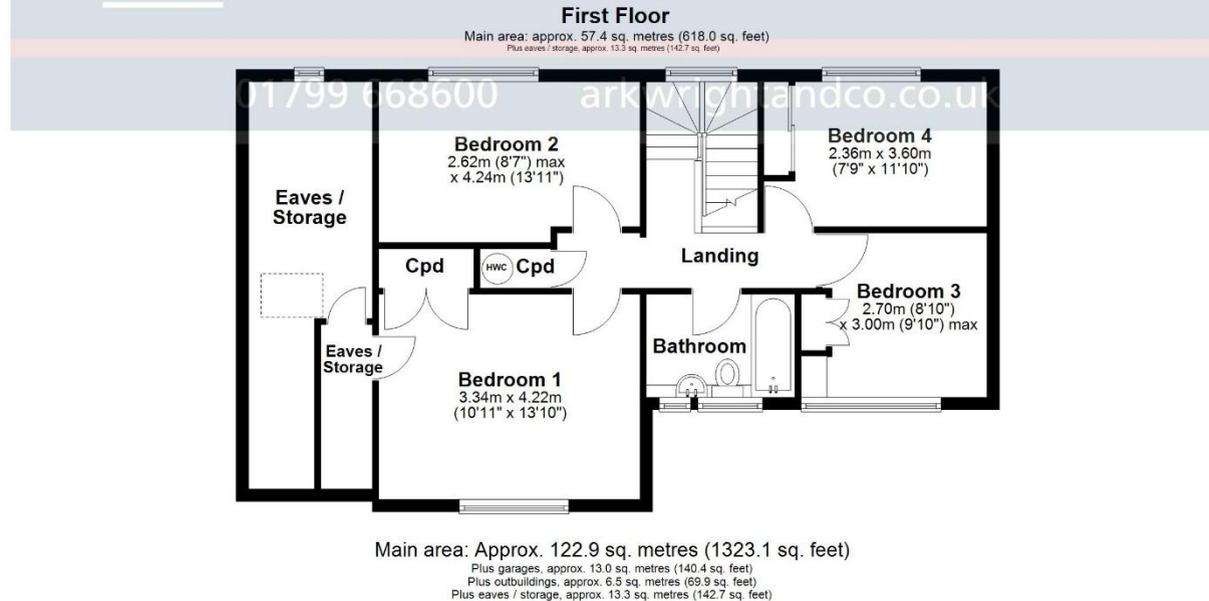
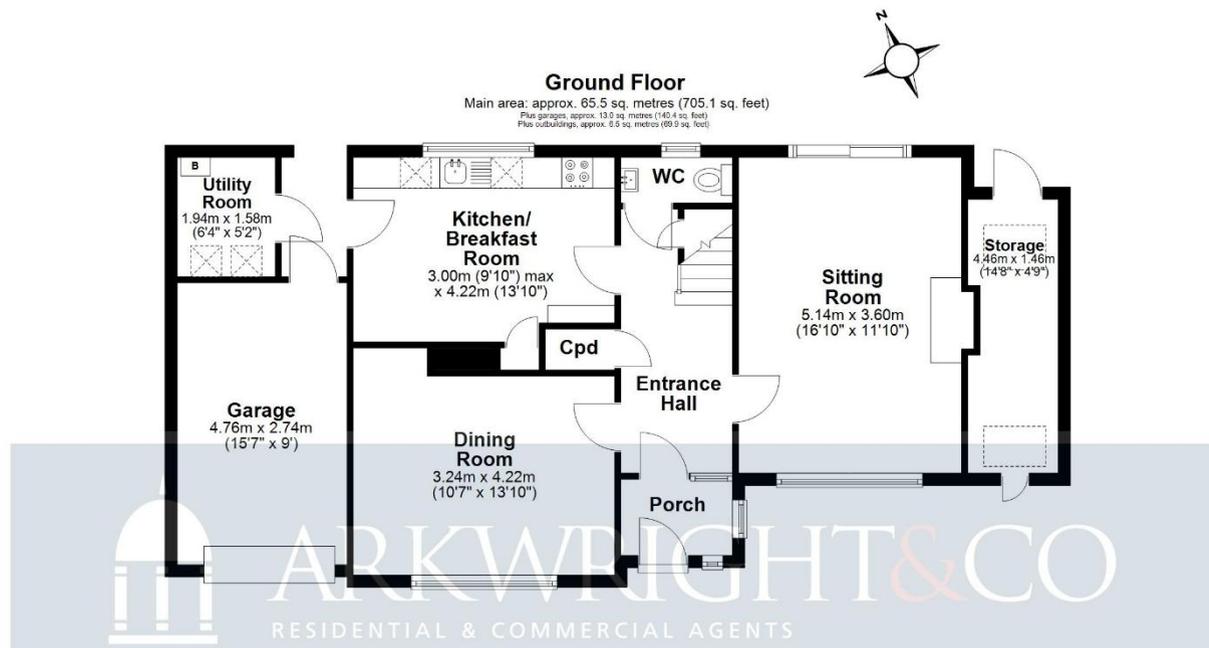
Local Authority – Uttlesford District Council

Council Tax– F









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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