



78 Debden Road, Saffron Walden,
CB11 4AL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

78 Debden Road

Saffron Walden | Essex | CB11 4AL

Guide Price £950,000

- A Detached Edwardian home with Generous accommodation, large, mature garden and gravel driveway.
- An Impressive entrance hall with period front door featuring original leaded lights
- Four bedrooms including a principal double with a bay window and cast-iron fireplace, 3 further bedrooms all served by a family bathroom with a separate WC
- Top floor space featuring two vaulted-ceiling rooms, previously used as bedrooms

The Property

This impressive Edwardian multi-floor property offers versatile and character-filled living space, beginning on the ground floor with an inviting entrance hall with a timber staircase, and access to the cellar. This leads to a formal dining room, modern kitchen, and two rear reception rooms featuring bay windows with original doors opening to the garden. The property retains an original attached external privy with storage room and a further additional storage room. The first-floor house has four bedrooms, including a spacious principle double with a bay window, a second large double bedroom with dual aspect windows and a further two bedrooms served by a family bathroom with a separate cloakroom/WC. Rising to the top attic, a generous landing area provides potential for a dedicated study area and leads to two further bedrooms set under vaulted ceilings, perfect for guest accommodation, a home office, or a hobby room.

The Setting

Perfectly positioned along the highly desirable Debden Road, this property enjoys an enviable location that beautifully combines residential tranquility with immediate, effortless access to the very best of Saffron Walden. This prime address is a short, scenic stroll of less than half a mile from the historic, bustling town centre, where an array of independent boutiques, vibrant cafés, artisan eateries, and the renowned twice-weekly market await. Families will particularly note the superb proximity to the area's highly regarded schooling, with the exceptional Saffron Walden County High School and both R A Butler and St Thomas More primary schools all located within a convenient five-to-ten-minute walk. For the commuter, the property is brilliantly connected, sitting just a short five-minute drive from Audley End mainline station, which provides a fast and regular service into London Cambridge, while the nearby M11 motorway offers seamless road links to the capital and Stansted Airport.

The Accommodation

The expansive ground floor accommodation is accessed via a charming entrance hall featuring an intricate, carved timber staircase that sets a characterful tone upon entry. To the front, a formal dining room boasts a large bay window and elegant picture rails, while across the hallway, the kitchen comes fitted with classic cream cabinetry, warm timber worktops and a





practical serving hatch opening directly into the adjacent room. To the rear, two versatile reception rooms both feature attractive bay windows with original period doors leading directly out to the rear garden; these include a generous sitting room centered around a period fireplace alongside a light-filled family room complete with a cozy log-burning style gas fire set within an exposed-brick alcove, flanked by bespoke built-in glazed display cabinets. Completing the ground floor living space is a convenient guest cloakroom/WC, an original external privy and storeroom with external access and a further additional storeroom again with external access and stairs descending to a useful cellar below.

Ascending the carved wooden staircase, the central first-floor landing leads to four light-filled bedrooms and the family bathroom facilities. To the front, the principle bedroom is a spacious double featuring a prominent bay sash window overlooking the front aspect and a charming period cast-iron fireplace set upon a tiled hearth. Bedroom two sits directly to the rear, another generous double boasting its own characterful cast-iron fireplace, high ceiling and wide sash windows. Overlooking the rear garden, Bedroom three provides a well-proportioned third bedroom, positioned adjacent to the family bathroom, which is fitted with a retro suite comprising a bath with overhead shower screen and a pedestal wash hand basin set against patterned wall tiling. Completing this floor is Bedroom four to the front, ideal



as a single bedroom, nursery, or home office, alongside a separate, conveniently located cloakroom/WC off the main landing.

The top floor accommodation is reached via a second staircase rising to a spacious landing providing potential for a dedicated study area bathed in natural light from a window overlooking the side elevation. This versatile level comprises two further bedrooms set beneath vaulted, sloped ceilings, each benefiting from its own window offering elevated views. Bedroom five (Attic room 1) provides a cozy single room or nursery featuring a rear-facing window, while Bedroom six (attic room 2) situated off the front end of the generous landing, offers flexible space ideal for a home office, hobby room, or additional guest accommodation.

Outside

The property is approached via a paved pathway flanked by a gravelled driveway with mature shrubs and a small front lawn enclosed by established hedging, leading directly to a charming arched porch.

Pathways navigate around the side of the house to reveal an expansive, private and mature garden. Directly off the back of the home. The large garden is accessible via original period doors opening out from the two reception rooms. A generous lawn framed by vibrant flower borders, mature flowering shrubs and trees including a stunning ornamental blossoming cherry tree, all offer a wonderful space for entertaining and family time.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax– F

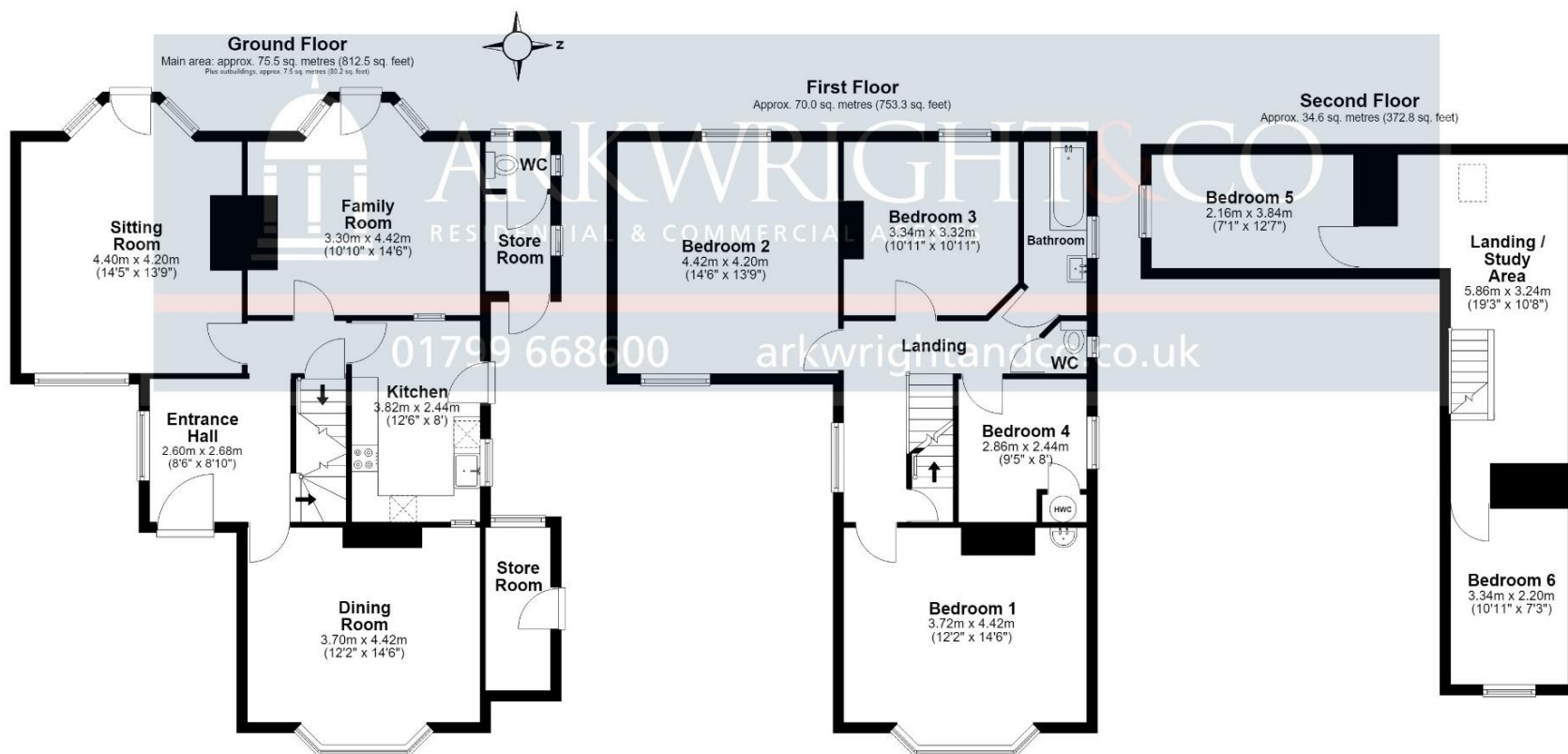
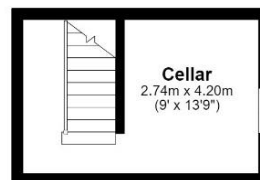






Cellar

Approx. 11.5 sq. metres (123.8 sq. feet)



Main area: Approx. 191.6 sq. metres (2062.4 sq. feet)
Plus outbuildings: approx. 7.5 sq. metres (80.2 sq. feet)

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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