



44 Church Street, Saffron Walden  
CB10 1JQ

# 44 Church Street

Saffron Walden | Essex | CB10 1JQ

## Offers Over £475,000

- A beautifully refurbished period townhouse
- Two/three bedrooms arranged over four floors
- Elegant sitting room with timber flooring and feature fireplace
- Bespoke fitted kitchen with granite worktops and courtyard access
- Stylish family bathroom
- Private walled courtyard garden
- Prime town-centre location within walking distance of amenities
- Offered with no upward chain

### The Property

A beautiful and recently refurbished two/three bedroom period town house, located on the picturesque and historic Church Street, ideally located in the heart of town benefitting from a courtyard garden. Offered with no upward chain.

### The Setting

Church Street is one of Saffron Walden's most picturesque and sought-after locations, nestled in the heart of this vibrant and historic market town. Lined with beautiful period properties, many dating back to the medieval and Georgian eras, the street offers an enviable blend of architectural character and modern convenience. Just a short stroll from the town centre, Church Street provides easy access to an array of independent shops, cafés, restaurants, and local amenities, while retaining a peaceful, residential atmosphere. The iconic St Mary's Church – the largest parish church in Essex – sits nearby, adding to the street's unique charm and cultural significance. Families are drawn to the area for its excellent schooling options, including several well-regarded primary and secondary schools, as well as the renowned Saffron Walden County High School. Green spaces such as Bridge End Gardens and The Common are within easy reach, offering plenty of room for relaxation and recreation. Excellent transport links, including nearby Audley End Station with direct trains to London Liverpool Street, make Church Street an ideal choice for commuters seeking a tranquil home within reach of the capital.

Church Street truly captures the essence of Saffron Walden – a perfect balance of heritage, community, and lifestyle.

### The Accommodation

Set in one of Saffron Walden's most historic streets, 44 Church Street is a charming two/three-bedroom townhouse arranged over four floors, combining period character with a fresh, contemporary finish throughout. The property has been thoughtfully renovated to create bright, versatile living spaces that feel both stylish and homely. The ground floor features a welcoming sitting room with original timber flooring and sash windows, opening through to a smartly appointed kitchen fitted with bespoke cabinetry, tiled splashbacks, and granite worktops. There is space and plumbing





for a slimline dishwasher. The kitchen also enjoys direct access to a private walled courtyard garden – an ideal spot for morning coffee or evening relaxation.

On the lower ground floor, a fully converted basement provides a generous and flexible third bedroom or additional reception space, perfect as a guest room, study, or snug.

Upstairs, the first floor hosts a comfortable double bedroom and a well-appointed family bathroom with a traditional white suite, metro tiling, and patterned flooring. The entire top floor is given over to the principal bedroom – a light-filled retreat with exposed timbers and elevated views over the town's rooftops.

#### Outside

To the rear of the property is a low-maintenance courtyard garden, enclosed by brick and timber fencing and featuring a planted border. The space is ideal for al fresco dining or as a peaceful, private escape within the town centre.



#### Services

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

#### Tenure – Freehold

**Property Type** – End of Terrace

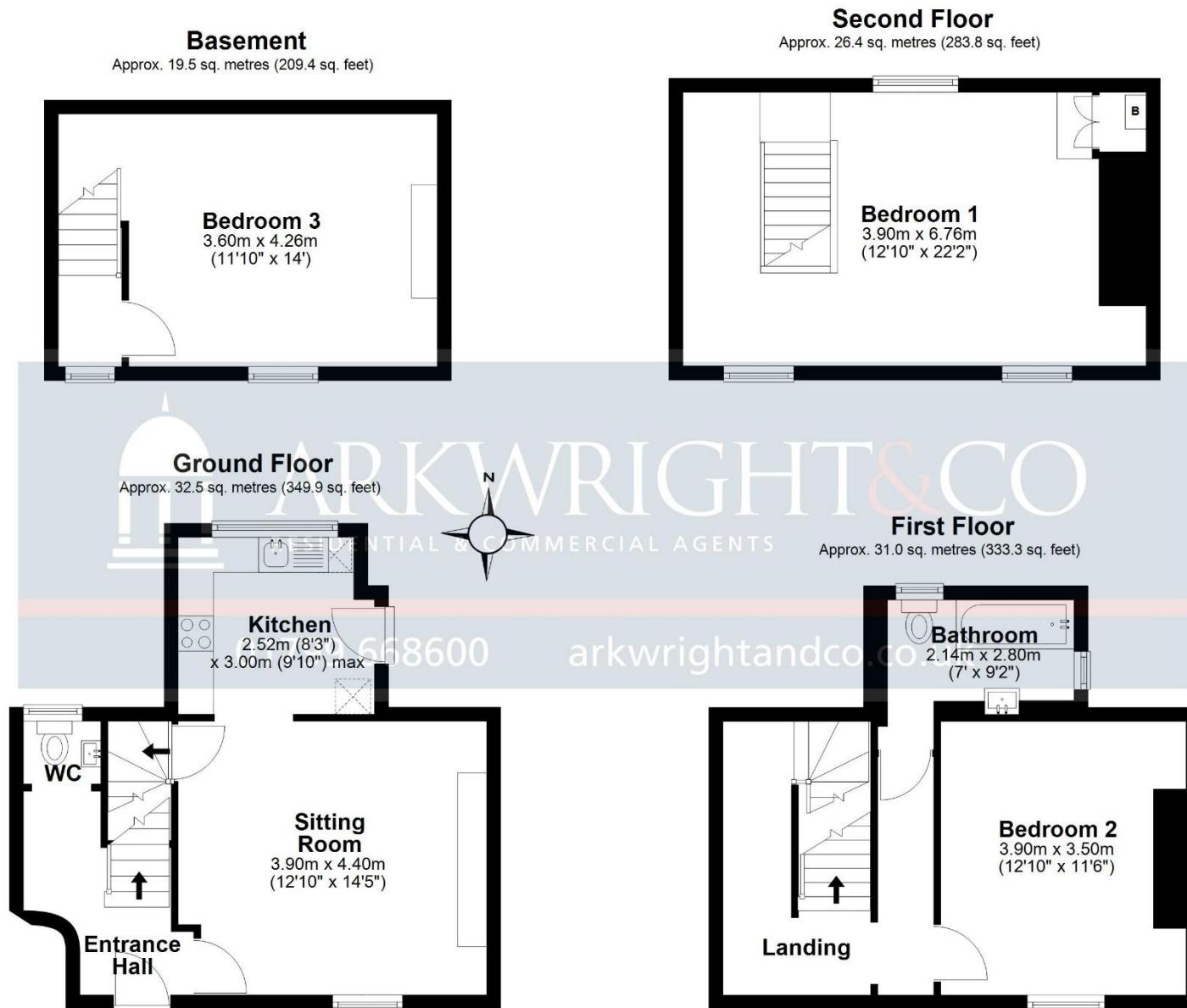
**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** - D

**Agents Note** – There is a pedestrian right of way for number 42





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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