



96 Debden Road, Saffron Walden
CB11 4AL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

96 Debden Road

Saffron Walden | Essex | CB11 4AL

Guide Price £750,000

- Generous, dual-aspect sitting/dining room and dedicated home office
- Three double bedrooms with bespoke built-in storage
- Modern kitchen that flows into a striking conservatory
- Stylish family bathroom and additional separate shower room
- Separate, dedicated utility space fitted with clean white cabinetry
- Substantial 3 car driveway, long private rear garden lined with established trees and shrubs. Detached garden room.
- Easy walking distance to County High School

The Property

This beautifully presented and characterful three-bedroom, two-bathroom semi-detached period home seamlessly combines a spacious, light-filled layout, a dedicated office, and a stunning vaulted conservatory with an exceptionally long, private rear garden complete with a detached, versatile garden studio and a generous front driveway.

The Setting

This prime location offers the perfect balance of quiet suburban living and exceptional convenience, with Saffron Walden town centre just a 10-to-15-minute walk away. Residents have access to a fantastic array of local amenities, including traditional pubs and major supermarkets. The property is also ideally positioned for families, being within easy walking distance of highly regarded local schooling, including the renowned Saffron Walden County High School, while the scenic, open spaces of the common and Bridge End Garden are just moments away. For commuters the area boasts superb transport links, Audley End railway station is located just over two miles away, offering regular, direct train services to London in approximately 55 minutes and Cambridge in around 20 minutes. Additionally, the proximity to the M11 motorway provides seamless road access to Stansted Airport, which is accessible in under 30 minutes by car. A reliable local bus network also runs nearby, ensuring easy connectivity to surrounding villages.

The Accommodation

Upon entering through the front door, complete with elegant stained-glass panels, you are welcomed into a bright and spacious entrance hall featuring oak flooring and a striking staircase. This leads seamlessly into an expansive, dual-aspect sitting/dining room bathed in natural light, this impressive living area is anchored by a beautiful period fireplace with an ornate tiled surround and features a large opening that effortlessly connects the lounge to the rear of the home, perfect for both relaxed family living and entertaining. Adjacent to the main living space sits a versatile office, which provides a





quiet workflow environment and opens directly into a remarkably bright conservatory. This stunning space boasts terracotta floor tiles and a vaulted glass lantern roof that maximizes the midday sun. It flows naturally into the generous Kitchen, which is thoughtfully equipped with warm shaker-style timber cabinetry, a premium range cooker. A handy downstairs WC and a bright, crisp utility room with full plumbing and ample space completes the ground floor layout, while multiple sets of double doors across the rear of the property provide an effortless transition out to the gardens.

Ascending the feature staircase, you arrive at a bright and airy Landing served by a large window that frames lovely leafy views. Bedroom 1 is a beautifully proportioned double room boasting a window that floods the space with soft daylight. Bedroom 2 and Bedroom 3 are equally charming and versatile double rooms, each thoughtfully designed with custom built-in wardrobes and overhead storage that maximize space. The bedrooms are well-served by a stylish, Family Bathroom, which features a large inset bathtub wrapped in elegant mosaic tiling. Additionally, a separate, highly convenient Shower Room sits just off the landing, ensuring the home easily caters to a busy modern family layout.

Outside

The property boasts excellent kerb appeal, set back from the road with a generous block-paved driveway. Directly adjacent to the house is a spacious paved patio area, perfectly positioned for alfresco dining. The patio leads down onto



a remarkably long, manicured lawn bordered by high, mature hedgerows, and vibrant trees. This family garden also benefits from a handy brick outbuilding ideal for storage, while the very end of the lawn accommodates a versatile, modern garden room.

Services

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

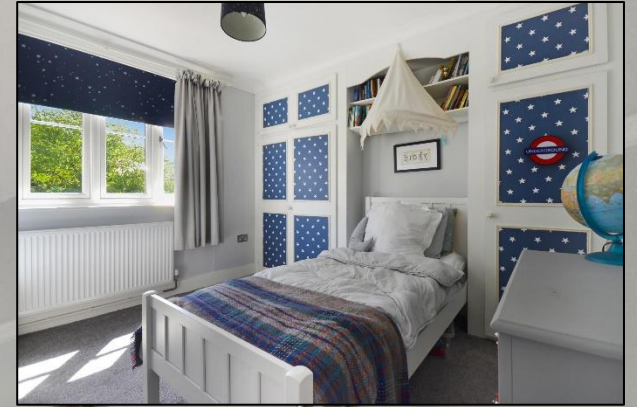
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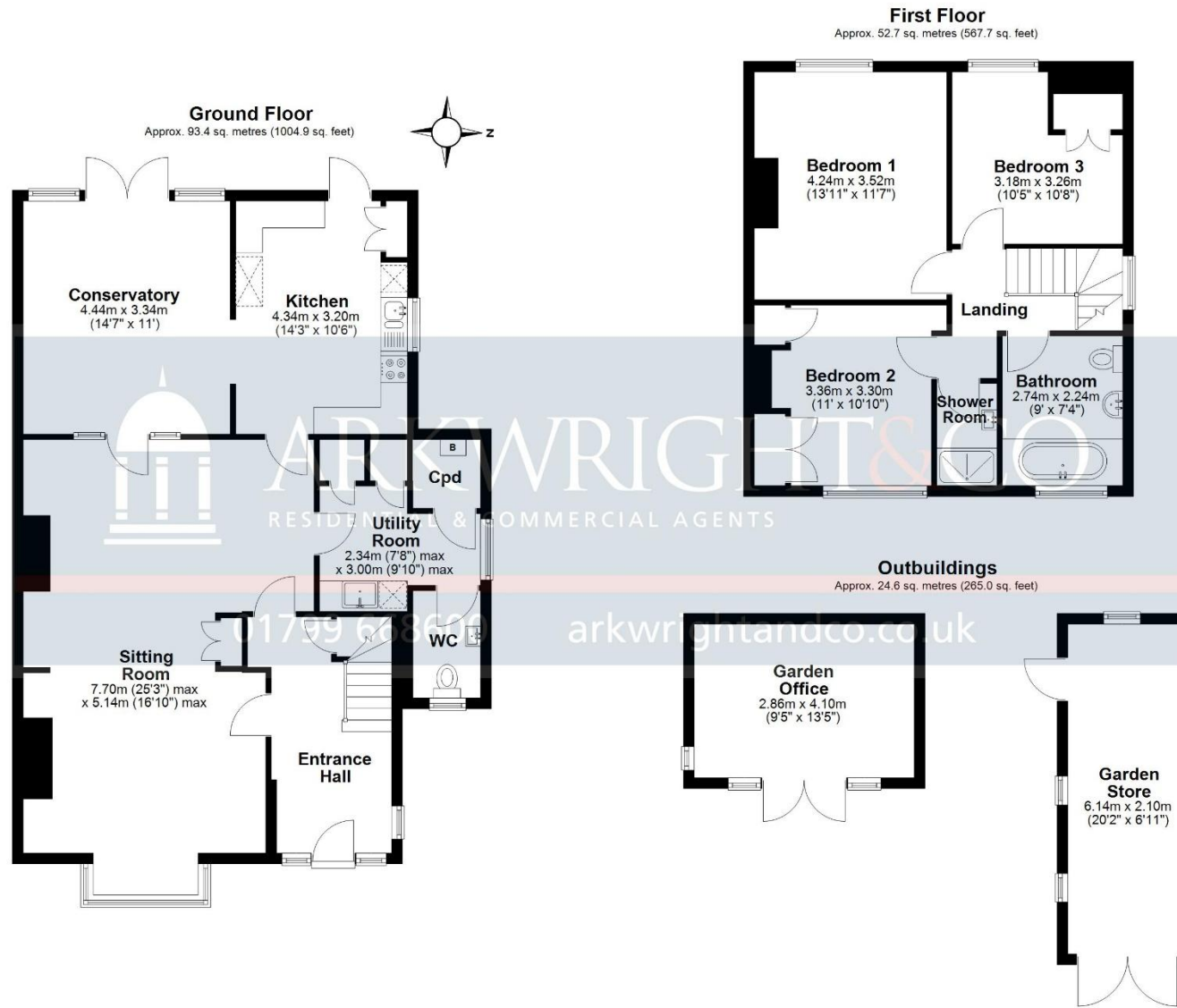
Property Type – Semi - detached

Property Construction – Brick & Tile

Local Authority – Uttlesford District Council

Council Tax – E





Total area: approx. 170.7 sq. metres (1837.6 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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