

A two-story green brick house with a red door and a bay window. The house has a white roof with a chimney and a satellite dish. A utility pole is visible on the right side of the house. The house is situated next to a red brick house.

EH

EXQUISITE
HOME

Features

- Distinguished three/four-bedroom detached period property situated in a highly desirable Saffron Walden location.
- Integrated 10 panel solar array of 415w per panel and a high-capacity 13.5kW storage battery.
- Completely gas-free living environment operating on an advanced electric boiler, supplemented by a premium 5kW certified wood burner.
- Fitted kitchen complete with a large bay window, bespoke central island featuring a prep sink, and a classic Belfast sink.
- Principal bedroom suite offering a dedicated dressing area, modern en-suite shower room, and private glazed door opening onto a balcony.
- Substantial lower-ground floor lightwell conversion providing versatile use as a media room, den, or fourth bedroom.
- Premium engineering grade light oak flooring.
- Secluded, sunny walled courtyard garden featuring gated pedestrian access and a fully insulated timber studio for home working.
- Comprehensive modern convenience including a dedicated electric vehicle charging point and accessible public parking opposite.
- Strategically positioned for rapid commuter access with the M11 just four miles away and Audley End Station two miles distant.









Description

An exceptional opportunity to acquire a distinguished period residence on Debden Road, seamlessly blending historic character with an absolute commitment to future-proofed, energy-independent living.

Situated in the highly desirable market town of Saffron Walden, named the Sunday Times' "Best Place to Live", this impeccably updated property operates completely free of gas, powered instead by a state-of-the-art electric boiler, an Integrated 10 panel solar array of 415w per panel and a high-capacity 13.5kW storage battery.

The internal accommodation is beautifully curated, featuring a high-specification kitchen with a Belfast sink and bespoke prep-island, which flows effortlessly into a tranquil, dual-aspect open-plan dining and living area accented by a 5kW certified wood burner and premium engineering grade light oak flooring.

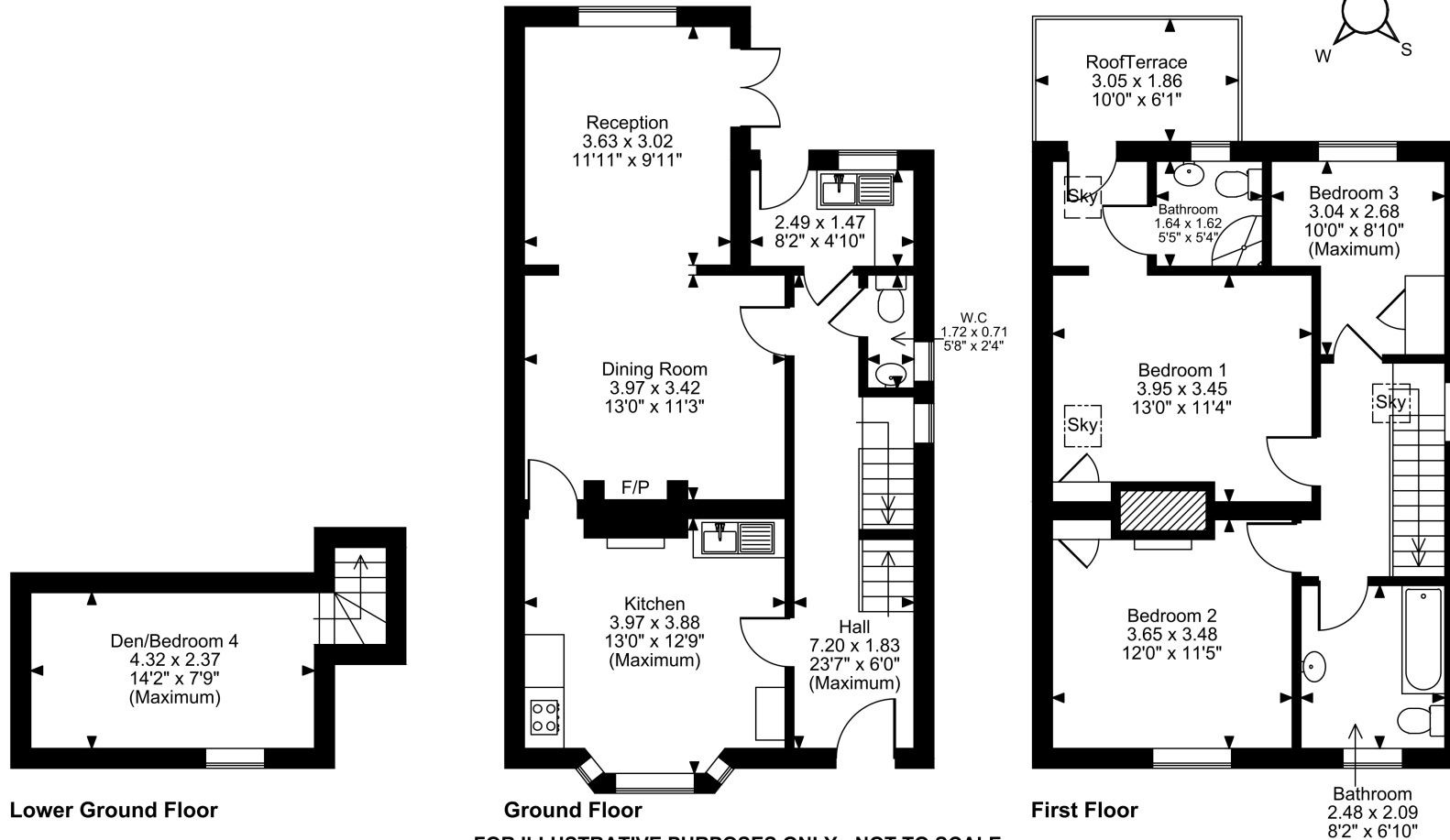
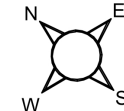
The lower ground floor reveals a highly versatile, insulated media room or fourth bedroom complete with a dedicated lightwell, while the upper levels offer a principal suite boasting a dressing area, modern en-suite, and glazed door opening onto a private balcony overlooking the town.

Externally, a secluded walled courtyard garden provides gated pedestrian access and an insulated timber studio ideal for home working, complemented by an electric vehicle charging point and a recently upgraded, fully boarded loft space accessed via a robust wooden ladder, ensuring this property delivers an exemplary, highly sustainable lifestyle footprint perfectly suited for the modern buyer.

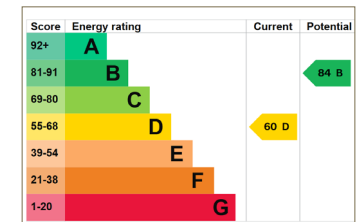




Highbury, Debden Road, Saffron Walden
Approximate Gross Internal Area
1337 Sq Ft/124 Sq M
Roof Terrace external area = 62 Sq Ft/6 Sq M



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