



1 Mandeville Road, Saffron Walden
CB11 4AQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

1 Mandeville Road

Saffron Walden | CB11 4AQ

Guide Price £895,000

- Bay-fronted reception room, dual-aspect sitting room, and a dedicated cellar.
- Substantial attached double garage and driveway parking.
- Bright formal dining room seamlessly flows into a fully fitted kitchen.
- Charming front garden set behind a traditional wooden picket fence.
- Four well-proportioned bedrooms and a classic family bathroom on the first floor.
- Expansive rear lawned garden with mature fruit trees, patio seating, and a large shed.

The Property

This attractive character property offers well-proportioned accommodation comprising a bay-fronted reception room, principal living room, formal dining area, kitchen, cloakroom, and cellar. Upstairs are four bedrooms and a family bathroom. Externally, the property benefits from a front garden, driveway parking, attached double garage, and generous rear grounds with mature trees and patio seating

The Setting

Ideally situated in the historic market town of Saffron Walden, the property benefits from a vibrant community atmosphere combined with exceptional day-to-day conveniences. The thriving town centre features a fine array of independent boutique shops, traditional market stalls, cozy cafes, and highly regarded restaurants. Families will appreciate the proximity to outstanding local schooling, including the renowned Saffron Walden County High School as well as superb leisure facilities such as the Lord Butler Leisure Centre, Saffron Hall concert hall, and the scenic open space of Audley End House and Gardens. Perfect for commuters, Audley End mainline railway station is located just two miles away, providing fast and direct train services into London and Cambridge. Road links are equally convenient, with the M11 easily accessible, providing seamless connections to Stansted Airport and the national motorway network.

The Accommodation

The ground floor is accessed via a wood-panelled entrance hall with period wall cladding and built-in under-stairs storage, from which stairs lead down to a useful, dedicated cellar offering versatile storage potential. Off the hallway, a bay-fronted reception room boasts classic picture rails and an elegant open fireplace, creating a warm and welcoming setting. Moving further through the property, the principal sitting room spans impressive proportions with an attractive





exposed brick fireplace and glazed French doors opening directly out to the rear garden. Adjoining this living space is a formal dining area, which flows seamlessly into a well-appointed kitchen featuring a comprehensive range of matching wall and base units, and pleasant views over the rear grounds. Completing the ground floor accommodation is a convenient cloakroom/WC.

The first floor accommodation is centered around a central landing, leading to four well-proportioned bedrooms and a family bathroom. The principal bedroom is a generous double room overlooking the rear grounds, finished in soft, neutral tones and benefiting from an attractive open view. Bedroom two sits to the front elevation, offering excellent proportions along with useful built-in storage, while bedroom three is another spacious double room enjoying delightful views across the rear garden. Completing the sleeping quarters, bedroom four offers a versatile single room, ideal as a home office, dressing room, or nursery. The bedrooms are served by a classic family bathroom fitted with a pedestal wash hand basin, WC, and a panelled bath with an overhead shower attachment.

Outside

Approached across a hardstanding driveway providing off-road parking, the property is set back behind a charming wooden picket fence. Positioned directly to the side of the house sits an attached double garage featuring twin red up-and-over doors. Continuing past the side, the property opens into expansive rear grounds that are predominantly laid

to lawn. The garden features a paved seating area immediately adjacent to the rear of the house, ideal for outdoor relaxation.

Services

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

Tenure –Freehold

Property Type –Detached

Property Construction – Brick and Tile

Local Authority –Uttlesford District council

Council Tax– E



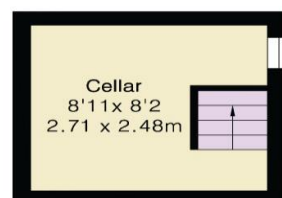
Approximate Gross Internal Area 1398 sq ft - 130 sq m (Excluding Garage)

Cellar Area 72 sq ft – 7 sq m

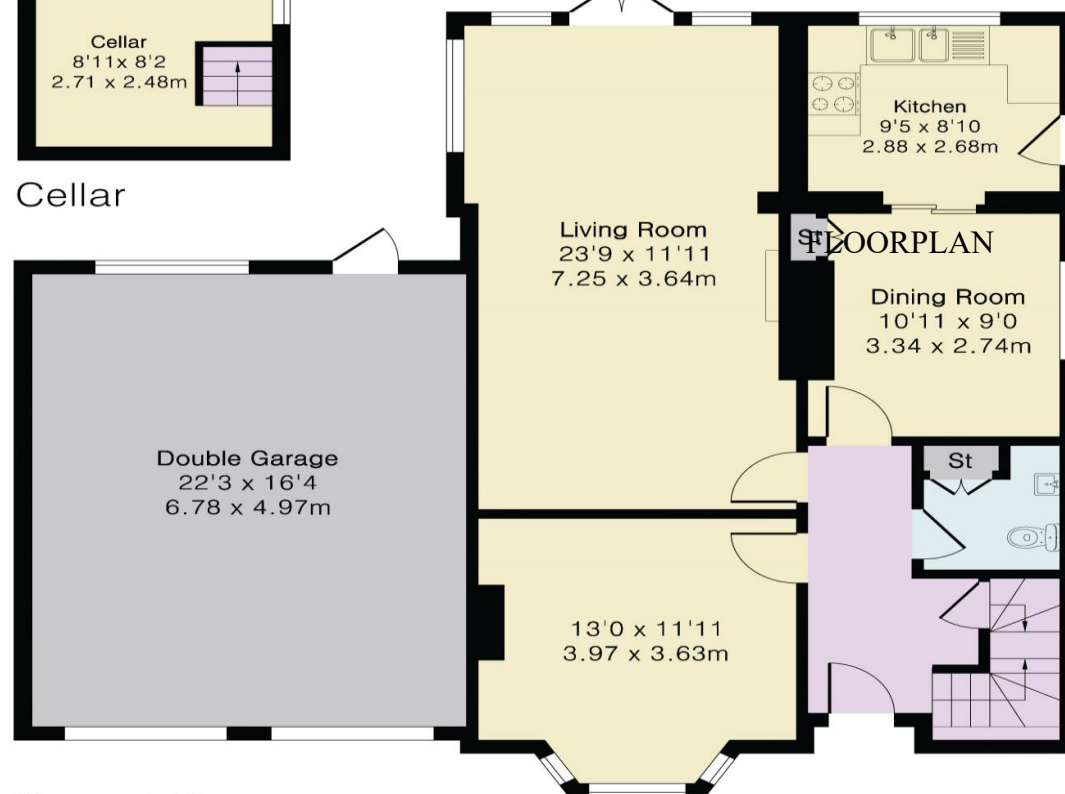
Ground Floor Area 776 sq ft – 72 sq m

First Floor Area 550 sq ft – 51sq m

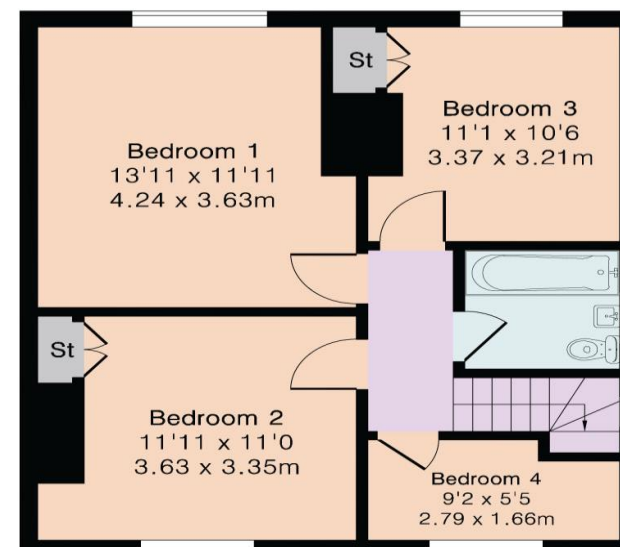
Garage Area 363 sq ft – 34 sq m



Cellar



Ground Floor



First Floor

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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