



## 47 Debden Road, Saffron Walden CB11 4AD

A well-appointed, 3-bedroom, semi-detached family home ideally located just a short walk from Saffron Walden town centre.

**Guide Price £495,000**

- Three bedrooms
- Semi-detached
- Good size rear garden
- Short walk to the town centre
- Secondary glazing throughout
- EPC: E





## ACCOMODATION

A spacious, semi-detached, three-bedroom property well located just a short walk from the town centre. The accommodation is well-appointed throughout and comprises entrance hall, large lounge, dining room, kitchen, cellar, first floor landing, 3 bedrooms and a family bathroom. The property is complemented by a good size rear garden.

## GROUND FLOOR

### HALLWAY

Light and airy entrance hall with stairs rising to the first floor, stairs leading to the cellar fitted with power and light and doors leading to;

### KITCHEN

Fitted with a range of base and eye level units with complementary work surface over incorporating a sink unit. Integrated appliances include an oven and gas hob with extractor fan over. There is space and plumbing for a washing machine, window to side & rear aspect.

### SITTING ROOM

A well-proportioned room with bay window to front aspect, original parquet flooring and two radiators.

### DINING ROOM

Good size room with window to rear aspect, original parquet flooring and radiator. There is a built-in storage cupboard and original cast iron fireplace with mantle over.

### LEAN-TO

A useful, weatherproof space with door leading to the rear garden.

## FIRST FLOOR

### LANDING

Doors leading to,

### BEDROOM 1

Double bedroom with cast iron fireplace with mantle over,

fitted cupboard, bay window to front aspect and radiator.

### BEDROOM 2

Double bedroom with fitted wardrobe, shower enclosure & extractor fan over, window to rear aspect and radiator.

### BEDROOM 3

A good size room with window to rear aspect and radiator.

### FAMILY BATHROOM

Three-piece suite comprising, panelled bath, W.C and hand wash basin.

## OUTSIDE

The property is set back from the road in an elevated position, sitting behind a front garden with well stocked flower beds and steps to the front door. The rear garden is fully enclosed and is laid to lawn with a patio area and a selection of well stocked borders.

## LOCATION

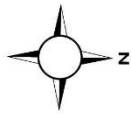
Debden Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

## SERVICES

All main services are connected.

### Ground Floor

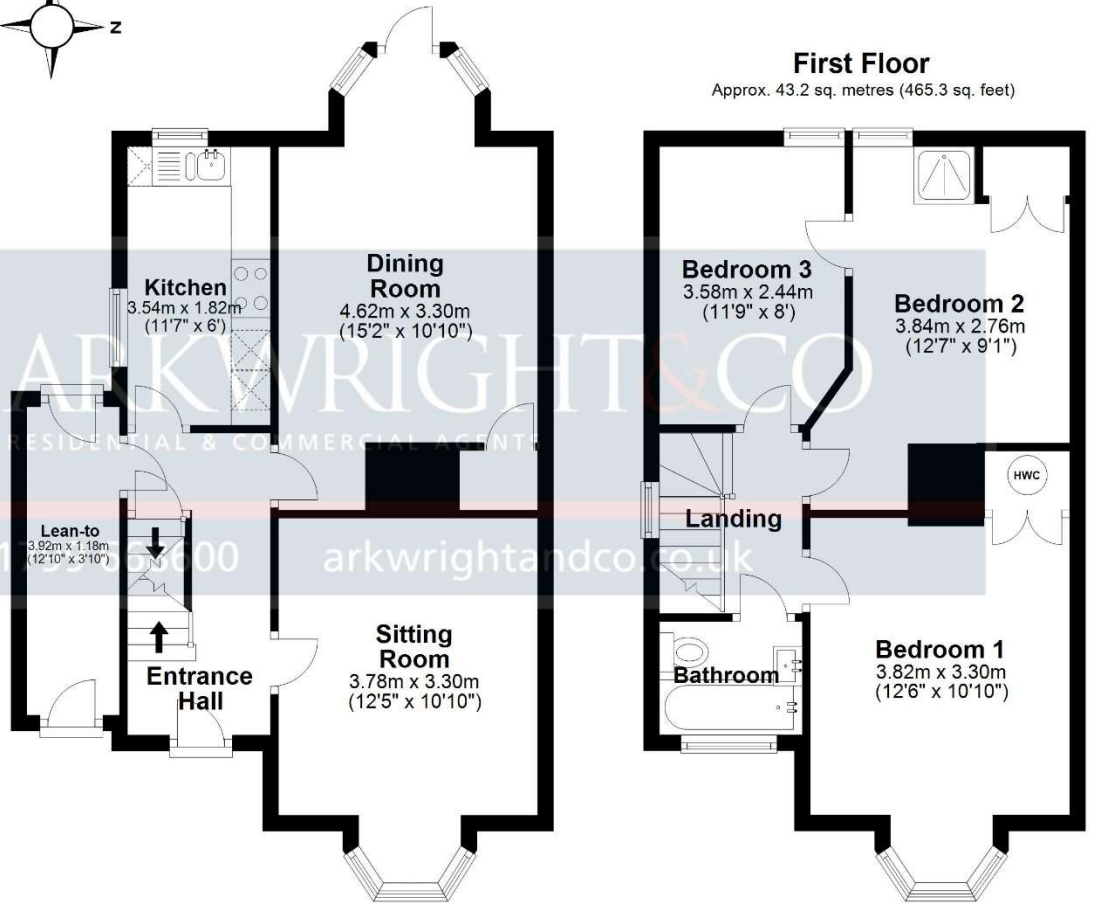
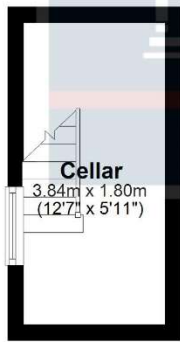
Approx. 50.1 sq. metres (539.3 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)

**Cellar**  
Approx. 6.9 sq. metres (74.4 sq. feet)



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Uttlesford District Council

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