



Property Agents

Highbury, Debden Road, Saffron Walden

Saffron Walden

Guide Price **£600,000**



Highbury, Debden Road

Saffron Walden, Saffron Walden

Highbury is an exceptional Victorian house with three bedrooms and an extremely functional basement room that can serve as a fourth bedroom. It is conveniently located within walking distance of Saffron Walden's market square and with the added advantage of a free public car park across the street from the house.

The entrance hall in Highbury is warm and inviting, granting access to the kitchen/breakfast room, dining room, utility room, cloakroom, stairs to the basement bedroom, and stairs leading to the first floor. The kitchen, situated at the front of the property, boasts an island with a sink, shaker-style cabinetry at the base and eye level, a range-style cooker, a bay window with ample space for a breakfast table, an open cast iron fireplace, and an additional door to the dining room.

The dining room is centrally located in the house and connects to the living room at the back, creating a spacious open-plan area. The wooden flooring adds to the cosy feel while the double doors lead out to the garden. The utility room has convenient built-in storage and ample space for a washing machine and tumble dryer. Additionally, it has a door that opens to the garden.

Also, the basement, currently a brilliant TV room would easily serve as a fourth bedroom. It has a window that opens up to the street level and a cupboard that houses a water filter.

- Detached Victorian Home
- Three First Floor Bedrooms & A Fourth Basement Bedroom



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On the first floor, the property boasts three bedrooms, a family bathroom, and a master bedroom with an ensuite shower room. The master bedroom also has a balcony that provides a stunning view of St. Mary's Church, Saffron Walden rooftops and oversees the beautiful walled garden.

The property features a lower brick paved area that leads up to the top level, which also has side access to the front of the property. The top level offers a private ambience, with ample room for an outdoor dining set and a summer house equipped with power. The area is beautifully surrounded by mature shrubs and plants.

Agents Note:

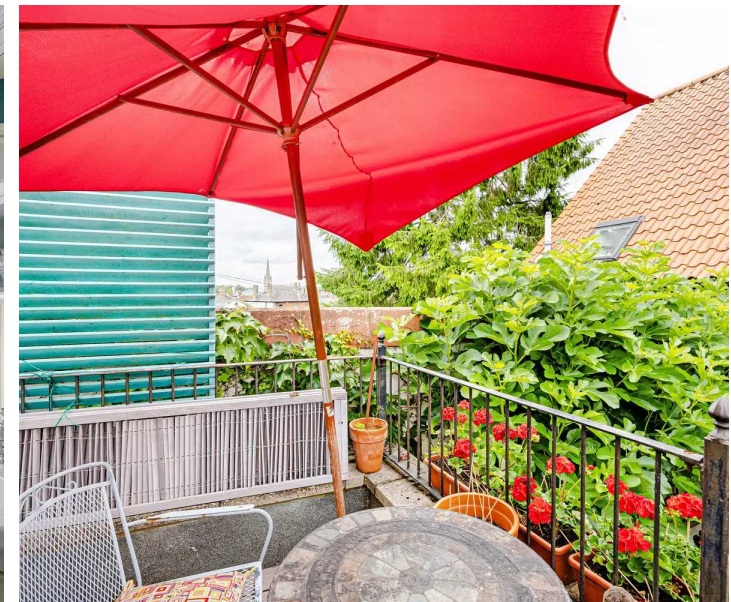
EPC Band D

Uttlesford District Council - Band E - £2,351.31pa

All main services are connected along with an EV charge point on the side of the house.

Location:

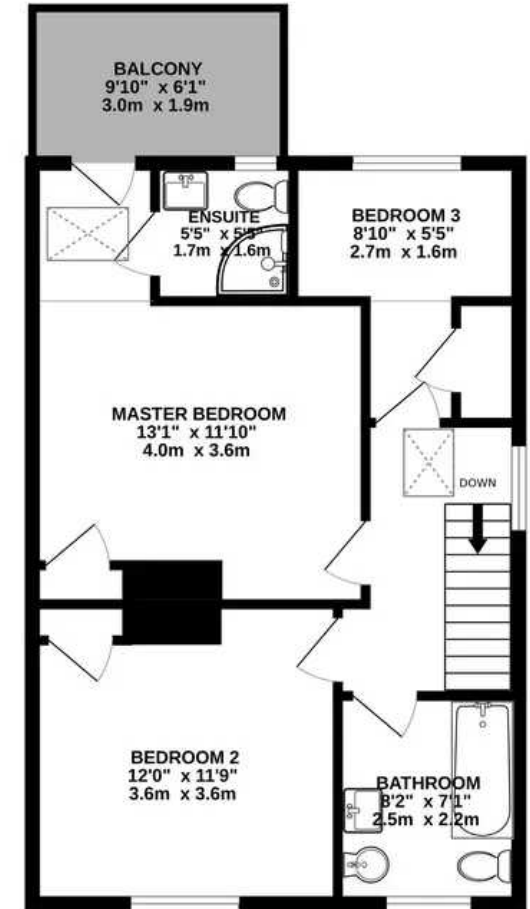
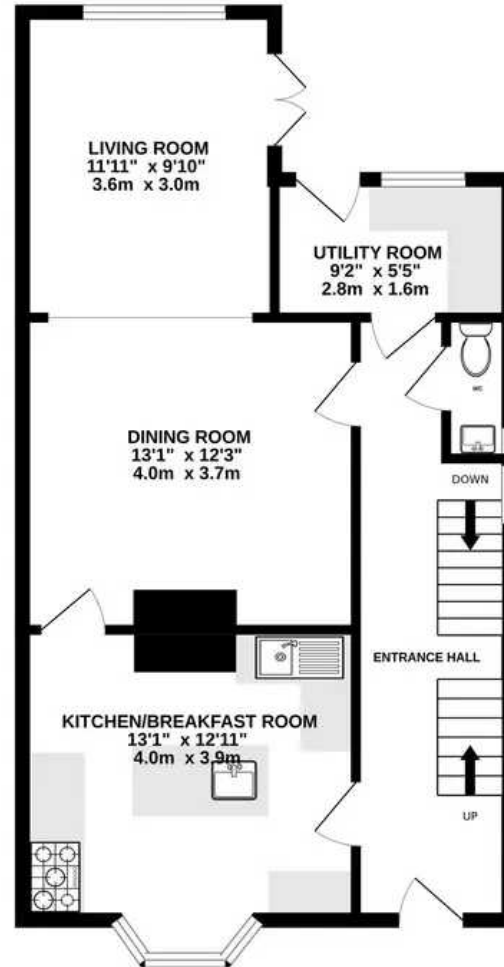
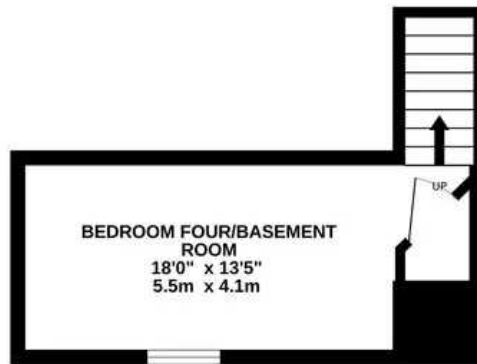
Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with several primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.



BASEMENT
149 sq.ft. (13.8 sq.m.) approx.

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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