



Highbury, 25 Debdon Road
CB11 4AA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Highbury

25 Debden Road | Saffron Walden | Essex | CB11 4AA

Offers In Excess Of £595,000

- A well-appointed, 3/4 bedroom detached character home
- Accommodation over 3 floors and extending to approximately 1334 sqft (124sqm)
- Boasting an abundance of period charm
- Attractive enclosed courtyard garden with summer house (fully insulated and powered)
- First floor roof terrace accessed from the principle bedroom with views over the town
- Well located just a short distance from the town centre, benefiting from an extensive amenities
- Within walking distance of Saffron Walden County High School
- EPC: D

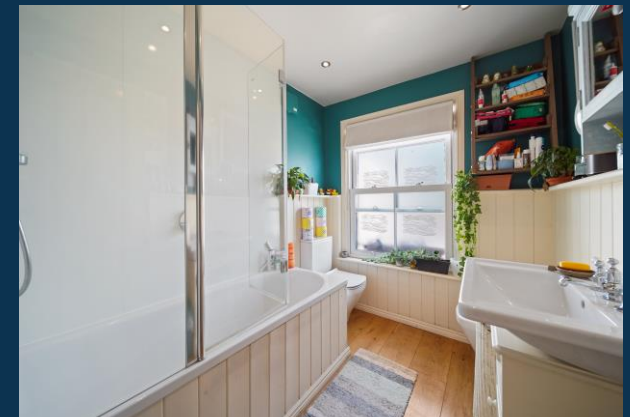
The Property

Highbury is an individual 3/4 bedroom detached period home, tastefully updated creating a modern and spacious character house which retains many original features. Arranged over 3 floors, the property provides well-configured and well-proportioned accommodation throughout. A spacious entrance hall provides access to all principal ground floor rooms as well as stairs leading to the converted basement and the first floor.

The kitchen, which is situated at the front of the property has been recently installed to a high specification and a large bay window provides this room with a plentiful supply of natural light. Fitted in a traditional style, the kitchen incorporates a large Belfast sink as well as a very useful prep sink which is located within the kitchen island. Beyond the kitchen, an open plan dining / living room provides a great space for entertaining and is equally well suited to modern life. A dual aspect provides a great deal of natural light as well as allowing a pleasant outlook and access to the rear walled courtyard garden. At the far end of the entrance hall, there is a utility room/cloakroom with additional separate rear access.

The fourth bedroom, which is located on the lower ground floor and is currently serving as a tv room/den is of a good size and a lightwell to the front providing natural light, the room is easy to heat in the winter and cool in the summer.

Upstairs there are three bedrooms and a family bathroom. Two of the bedrooms are generous doubles and the third is a good single, currently used as an office. The principal bedroom is positioned at the rear of the property and incorporates a dressing area, modern en-suite shower room and glazed doors open onto a large balcony which overlooks the rear walled courtyard garden and surrounding town. There is also access to a good size loft space.





Outside

Outside, gated access provides pedestrian access to the rear garden. In addition, there is an electric vehicle charge point. The rear garden is a walled courtyard garden, benefiting from a sunny easterly aspect and feels incredibly private. At the rear of the garden is a bespoke insulated timber studio. The property is close to all amenities in the centre of the town and benefits greatly from public parking opposite. Whilst there are no 'designated' spaces, the carpark is provided for the benefit of the local residents and everybody co-operates to ensure no one is inconvenienced at busy times of the day.

The Setting

Saffron Walden is an old established, quintessential market town that was recently voted by the Sunday Times as 'The best place to live in the East of England.' 2023. Debden Road is ideally situated within easy reach of the town centre, 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

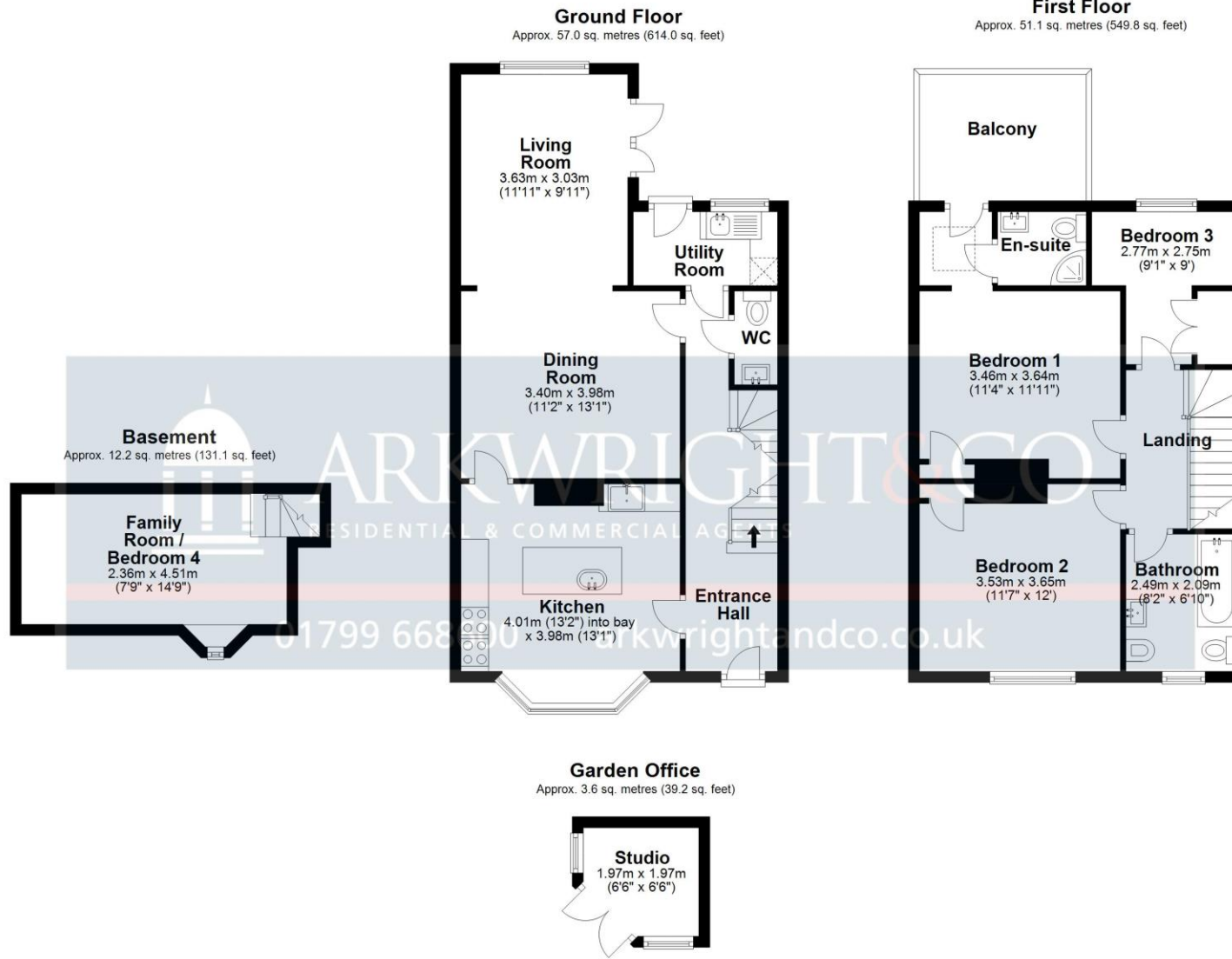
All main services are connected.

Local Authority

Uttlesford District council







Total area: approx. 124.0 sq. metres (1334.2 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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