



113 Little Walden Road

Saffron Walden





## 113 Little Walden Road

Saffron Walden, Essex

**113 Little Walden Road** is a stunning semi-detached home that was built in the 1930s and boasts an elegant and timeless design. As you approach, you'll be greeted by a beautiful façade featuring a red brick archway around the front door to welcome you into this wonderful home. Set on an impressive plot of approximately 0.13 acres, this distinguished house has four bedrooms and is immaculately presented throughout.

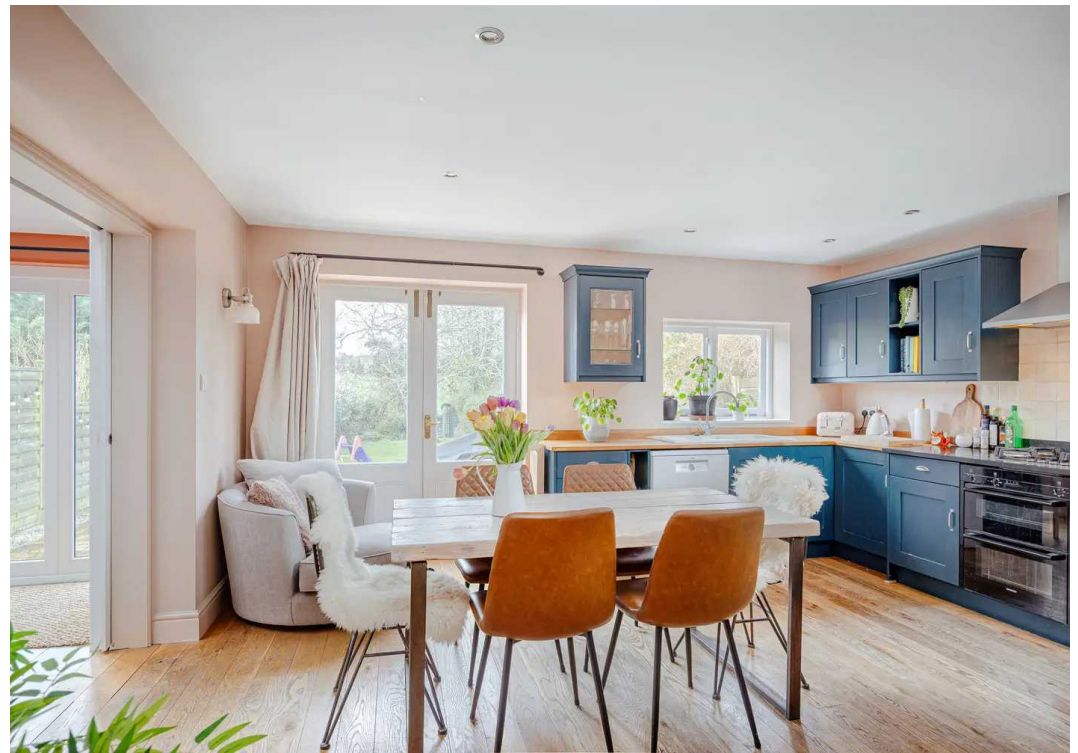
The house features three reception rooms on the ground floor that are designed to offer flexible living spaces. The cosy living room is located at the front of the house and boasts a large bay window with shutters, making it an ideal spot for relaxation. The kitchen/breakfast room is situated at the rear of the house and features French doors leading to the patio terrace. Additionally, there is a playroom adjacent to the kitchen which can be accessed through a set of pocket doors. The playroom has bi-folding doors that lead to a patio terrace and four skylights, providing ample natural light to the space.

Located just a 0.7-mile walk from Saffron Walden's vibrant Market Square, residents can enjoy an eclectic mix of boutique shops, cafes, and restaurants that define this charming town.

A family bathroom and a convenient downstairs shower room further enhance the functionality of this distinguished abode, catering to every need with effortless sophistication.

The West-facing rear garden boasts a patio terrace for al-fresco dining and relaxation, while the lawned garden beyond beckons for all the family to enjoy.

For those who desire convenience, this home offers off-street parking for at least two vehicles and a spacious garage which can be converted into additional living space, subject to planning permission, just like many of the neighbouring houses.





Families will be glad to know that the property is within the catchment area of the prestigious Saffron Walden County High School, ensuring a first-class education for their children with an OFSTED 'Outstanding' rating.

This property is not just a house; it is a sanctuary of refinement and tranquility, offering a truly exceptional lifestyle. Experience the pinnacle of premium living in this distinguished Saffron Walden residence that effortlessly unites historic grandeur with contemporary comfort.

**Agents Note:**

Tenure: Freehold

Private Drainage (Shared with 111 Little Walden Road), Mains Gas, Electric & Water Connected.

EPC Band – E

Uttlesford District Council – Council Tax Band D – £2,118.81pa

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

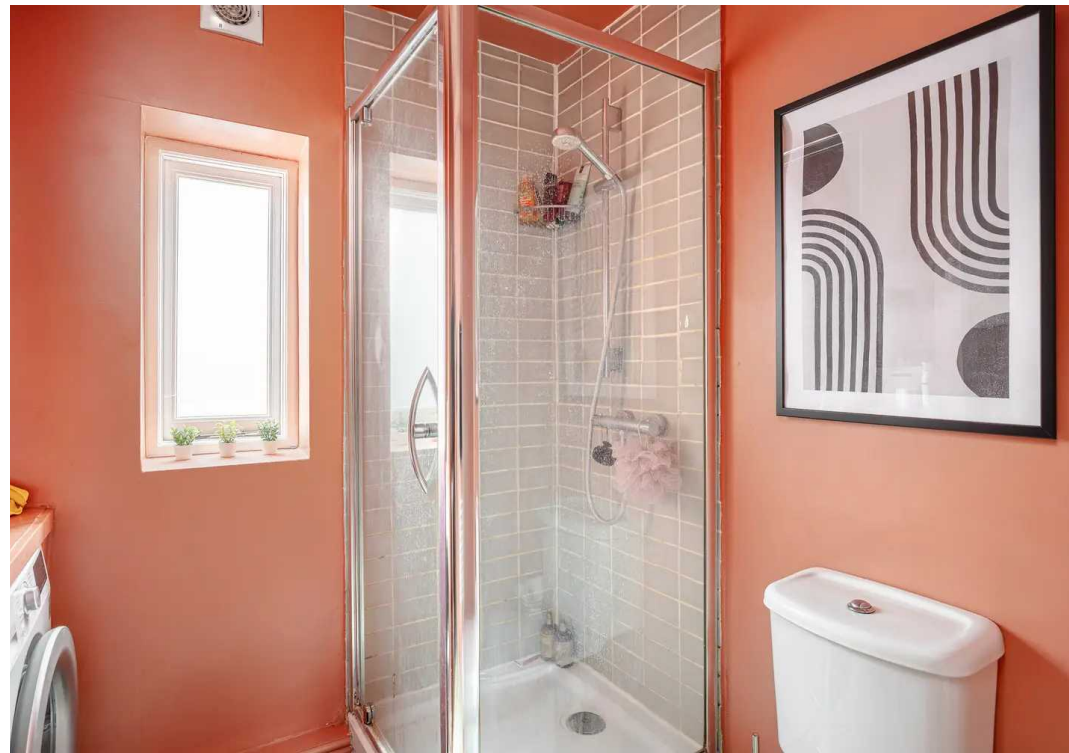
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

**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.

- 1930s Period Semi-Detached Home
- Four Bedrooms
- Three Reception Rooms
- Family Bathroom & Downstairs Shower Room
- Off Street Parking & Garage
- Plot Of Approx. 0.13 Acres
- 0.7-Mile Walk To Saffron Walden's Market Square
- Catchment To Saffron Walden County High School



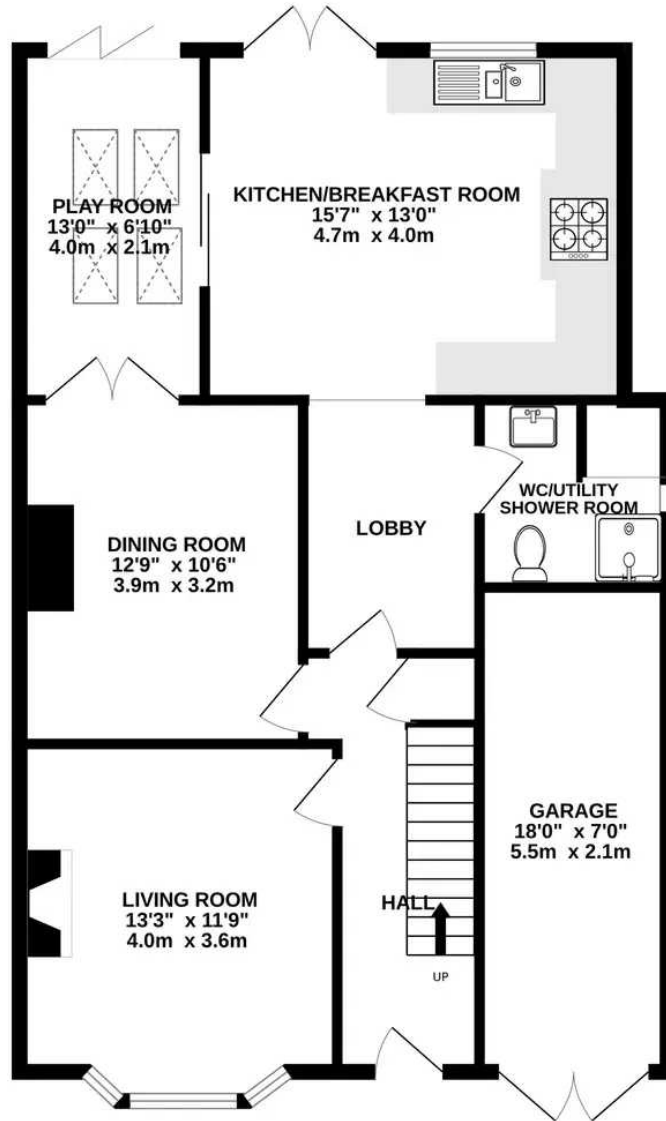




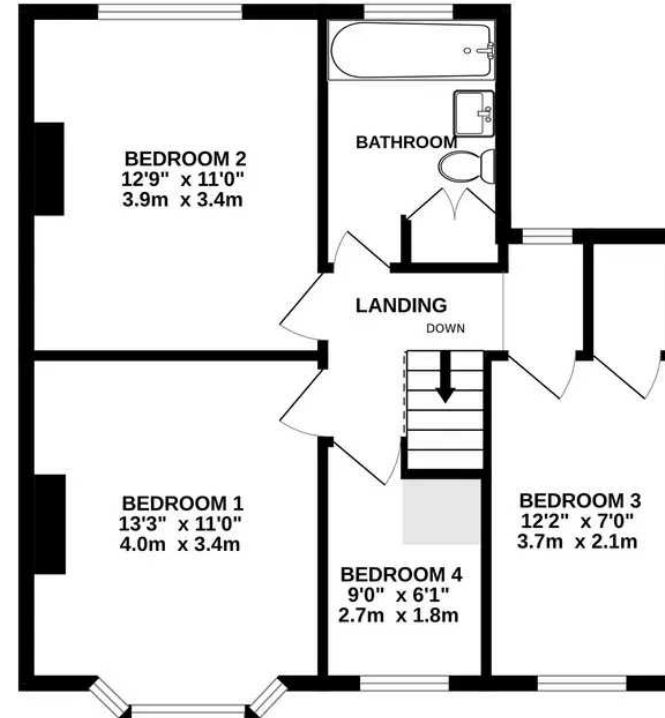




GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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## Pottrill Holland Property Agents

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.