



39 Debden Road

Saffron Walden









## 39 Debden Road

Saffron Walden, Essex

Welcome to **39 Debden Road**, an exquisite Victorian semi-detached home located in the heart of Saffron Walden. This remarkable property, built in the late 19th century, showcases the perfect blend of period charm and contemporary luxury, making it an ideal choice for families or individuals seeking a stylish, comfortable home with historic character.

This beautifully appointed home boasts four spacious double bedrooms, each designed to offer plenty of natural light and a peaceful atmosphere. The accommodation, spread over three floors, provides a sense of space and elegance throughout. The home's **open-plan living and dining area** serves as the centrepiece of the house, featuring a magnificent box bay window that floods the room with natural light and an original open fireplace, creating a warm and welcoming ambience. This area is perfect for both family living and entertaining, blending charm with practicality.

At the rear of the property, the **kitchen and breakfast room** is a true highlight. The kitchen is fitted with a gas AGA and offers a stylish yet functional space for preparing meals. Skylights and a bay window seat enhance the room's natural light, while double doors lead directly to the terrace, seamlessly connecting the interior to the garden. This flow creates the perfect setting for both casual family breakfasts and more formal dinner parties.

Practicality is not forgotten in this home, with a **basement utility room** offering additional storage space, ideal for laundry and household essentials. The basement provides flexibility for future owners to use this space in various ways, such as a wine cellar or extra storage.

Outside, the property features a **walled front garden**, which adds privacy and enhances the home's curb appeal.









The rear garden is a private sanctuary, mainly laid to lawn with a **patio terrace** that invites outdoor dining and relaxation. An outdoor kitchen area makes entertaining effortless, offering the perfect space for summer barbecues or family gatherings. For those needing secure parking, the property benefits from **electric gates** that lead to a parking area, complete with an **open bay garage**, providing space for vehicles and additional storage.

Situated within walking distance of Saffron Walden's bustling town centre, this home offers convenient access to local shops, restaurants, and services. Families will appreciate the proximity to the highly regarded **OFSTED-rated Outstanding** schools, including R.A. Butler Primary School and Saffron Walden County High School, ensuring that educational excellence is right on the doorstep.

**Agents Notes:**

Tenure: Freehold | EPC Band F

Uttlesford District Council - Band F - £3,210.42pa

All main services connected

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

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

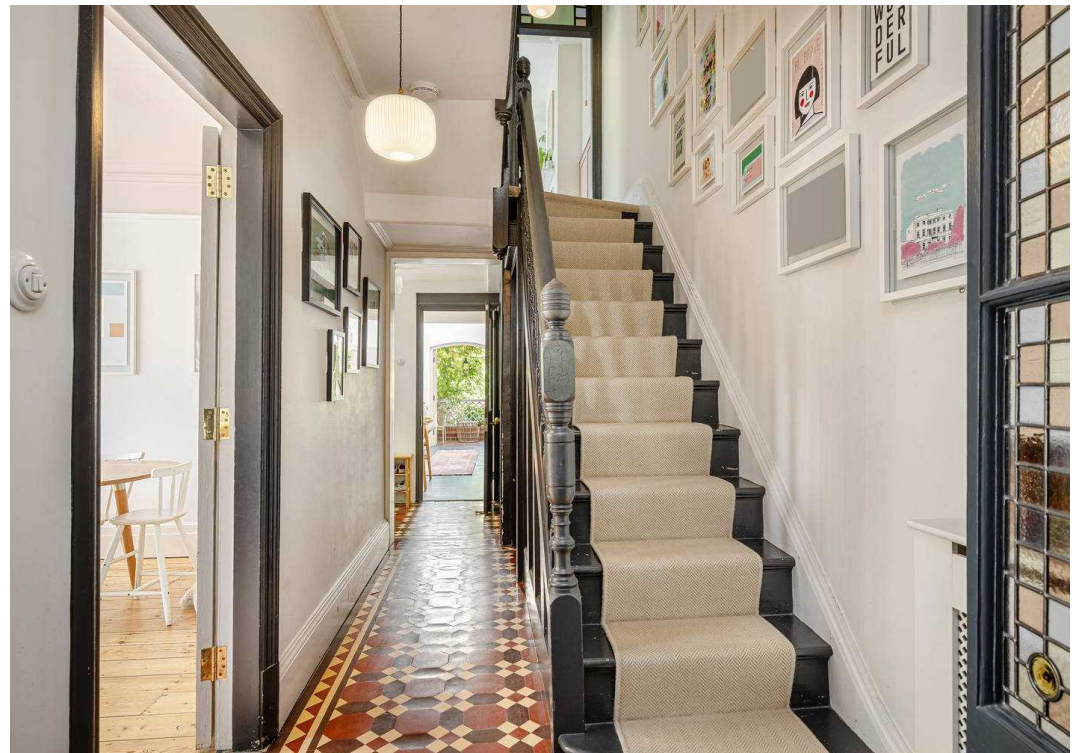
**Location:**

Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.













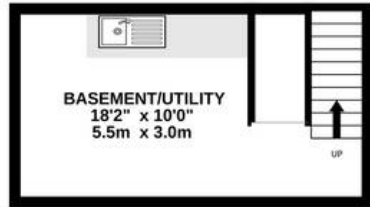




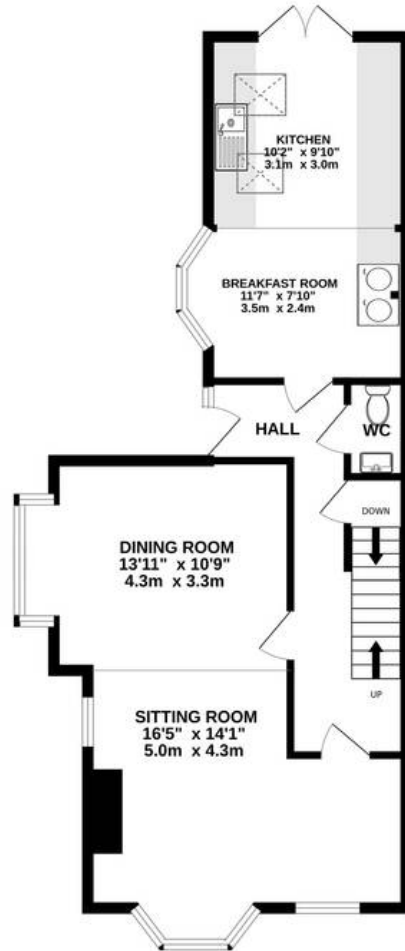


GROUND FLOOR  
638 sq.ft. (59.2 sq.m.) approx.

GARAGE  
218 sq.ft. (20.2 sq.m.) approx.



BASEMENT  
181 sq.ft. (16.8 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1749sq.ft. (162.5 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.

Made with Metropix ©2024









## Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

07751 886249 • [info@pottrillholland.co.uk](mailto:info@pottrillholland.co.uk) • <http://www.pottrillholland.co.uk>

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.