



Debden Road, Saffron Walden, CB11 4AB

CHEFFINS

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CB11 4AB

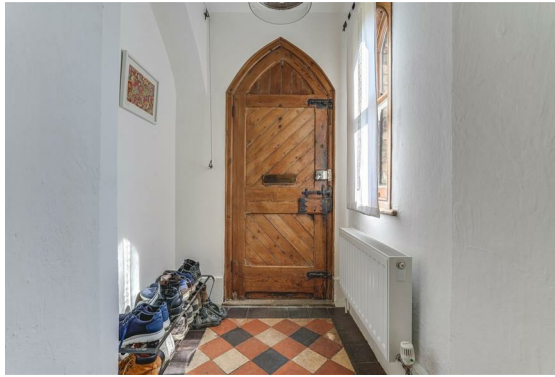
- Grade II residence
- Character features
- Beautiful garden/breakfast room
- Useful basement rooms
- Private walled garden
- Convenient town centre location
- No onward chain

A stunning Grade II Listed Victorian Gothic detached house, set in an excellent central town location. The property enjoys a wealth of period character features and accommodation over three floors. Offered chain free.

4 2 3

Guide Price £600,000





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

64 Debden Road is an impressive and unique Grade II Listed Victorian Gothic detached house. Built circa 1870, the property was stylistically influenced by the local work of architect William Beck, with the unusual variety of the brick detailing suggestive of a master bricklayer's exemplar. Standing in an attractive walled garden and conveniently located close the High Street, town centre and two primary schools. This is a wonderful four bedroom character home.

GROUND FLOOR

ENTRANCE HALL

Arched timber entrance door, sash window to the side aspect and original encaustic tiled flooring. Leading to:-

INNER HALLWAY

Staircase leading to the first floor with half landing window and door leading to the basement.

SITTING ROOM

Bay window to the front aspect, further sash window to the side aspect, fireplace with enamel log-burning stove and slate hearth.

DINING ROOM

A dual aspect room with arched sash window to the front aspect and a pair of sash windows to the rear aspect, fireplace with timber mantle and surround (currently not in use) with fitted cupboard and shelving to either side.

KITCHEN

A vaulted room fitted with a range of base

and eye level units with butler sink, space for range cooker, dishwasher and fridge freezer, solid woodblock work surface and slate tiled flooring with underfloor heating. Exposed timbers, windows to the front and side aspects and further Velux skylight providing additional lighting.

GARDEN/BREAKFAST ROOM

A more recent addition to the property, in keeping with gothic arched windows. The room provides a multitude of uses dependent upon requirements, with tiled flooring and a pair of glazed doors leading to the terrace and garden. To the rear of the garden/breakfast room is recessed utility area with space for washing machine and shelving, and door leading to a covered outdoor storage area.

GROUND FLOOR BATHROOM

Comprising panelled bath with shower over, low level WC, wash hand basin, part wood panelled and tiled walls and obscure glazed window.

BASEMENT

Door from the inner hallway leads to a brick staircase to the basement, with window to the side aspect.

BASEMENT HALLWAY

Built-in cupboard with space for tumble dryer, shelving and storage. Doors to:-

BEDROOM 4

An excellent room which has been tanked, with large bay window providing a good degree of natural light, fitted cupboards and

fireplace with timber mantle and surround (not in use).

SHOWER ROOM

Comprising shower enclosure, vanity wash basin with cupboard below, low level WC with hidden cistern, heated towel rail, tiled walls and flooring.

FIRST FLOOR

Sash window to the side aspect, access to the attic space.

BEDROOM 1

A dual aspect room with windows to the front and rear aspects. Victorian fireplace with cast iron grate and fitted shelving to the chimney breast recess, useful built-in eaves storage cupboard.

BEDROOM 2

Window to the front and side aspects, built-in cupboard with shelving.

BEDROOM 3

Window to the rear aspect and Victorian fireplace with cast iron grate.

OUTSIDE

Set in a convenient location within walking distance of the town centre, the property enjoys a good degree of privacy via a brick and flint wall to the front aspect, with a solid hardwood gate giving access to a natural stone path leading to the terrace which is ideal for al fresco entertaining. The garden is mainly laid to lawn with mature flower beds, shrubs and trees.

VIEWINGS

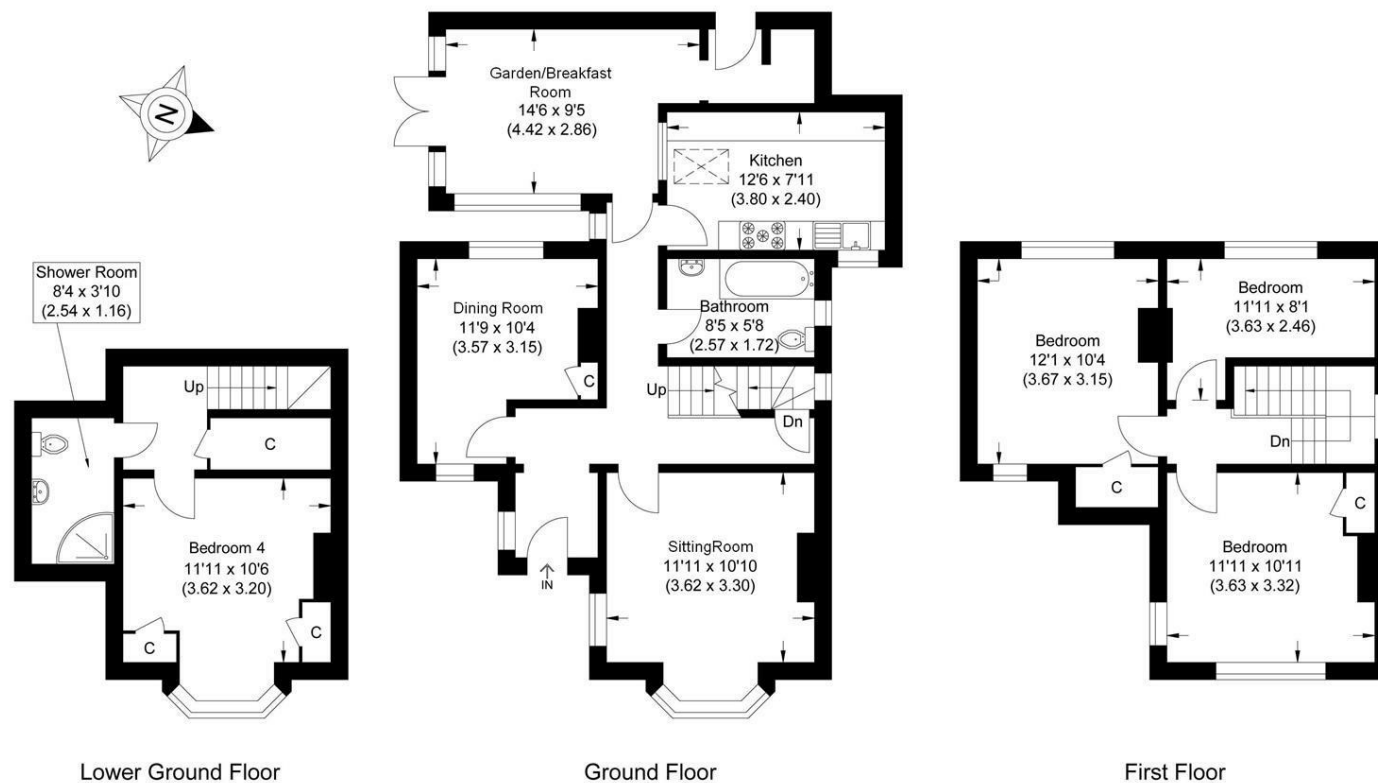
By appointment through the Agents.







Approximate Gross Internal Area
132 sq m / 1425 sq ft



Guide Price £600,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.