

Property details **approval form**

29 Debden Road, Saffron Walden, Essex, England, CB11 4AA

Date: 22 September 2026

Property Ref and Version: SAF102181 - 0006

Selling your home with us!



◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details **approval form**

29 Debden Road, Saffron Walden, Essex, England, CB11 4AA

Date: 22 September 2026

Property Ref and Version: SAF102181 - 0006

◆ Price

£535,000

Tenure: Freehold

◆ Key Features

- Well presented character house with no upward chain
- Three double bedrooms
- Large living room with fire place
- Gorgeous spacious kitchen
- Dining Room/Family Room
- Downstairs cloakroom
- Courtyard garden
- Minutes walk to the town centre
- EPC Rating: D

◆ Short Description

OFFERED CHAIN FREE Great opportunity to purchase this beautiful home modernised by the current owners creating a wonderful family home.

◆ Directions

◆ Agent Note

Property details **approval form**

29 Debden Road, Saffron Walden, Essex, England, CB11 4AA

Date: 22 September 2026

Property Ref and Version: SAF102181 - 0006

◆ Description

Perfectly positioned just moments from the town centre, this exceptional three-bedroom residence has been beautifully enhanced to create a stylish and sophisticated home, seamlessly blending contemporary design with an abundance of period charm.

From the moment you step inside, the welcoming entrance leads into the gorgeous living room where a feature fireplace creates a warm and elegant focal point. The true heart of the home is the impressive open-plan kitchen, thoughtfully designed with extensive cabinetry, generous work surfaces and a comfortable family seating area, offering the perfect space for both everyday living and entertaining.

To the rear, a versatile second reception room provides exceptional flexibility, ideal as a formal dining room, home office, family room or playroom. A useful basement offers valuable additional storage or the potential for a further reception space, while a well-appointed cloakroom completes the ground floor.

The first floor continues to impress with three generously proportioned double bedrooms, all beautifully presented, alongside a contemporary family bathroom finished to a high standard.

Outside, the attractive courtyard garden provides a private setting for outdoor dining and relaxation. The property further benefits from off-road parking and a substantial detached studio, creating the ideal environment for a home office, gym, creative workspace or guest accommodation.

Combining generous proportions, elegant interiors and versatile living spaces, this outstanding home offers the perfect balance of character and modern convenience. Rarely do properties of this calibre become available in such a sought-after location, just a short walk from the town centre and its excellent range of amenities.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Property details **approval form**

29 Debden Road, Saffron Walden, Essex, England, CB11 4AA

Date: 22 September 2026

Property Ref and Version: SAF102181 - 0006

◆ Property Images



Property details **approval form**

29 Debden Road, Saffron Walden, Essex, England, CB11 4AA

Date: 22 September 2026

Property Ref and Version: SAF102181 - 0006

◆ Property Images



Property details **approval form**

29 Debden Road, Saffron Walden, Essex, England, CB11 4AA

Date: 22 September 2026

Property Ref and Version: SAF102181 - 0006

◆ Property Images



Property details approval form

29 Debden Road, Saffron Walden, Essex, England, CB11 4AA

Date: 22 September 2026 Property Ref and Version: SAF102181 - 0006

◆ Floor Plan



Total floor area 107.4 sq.m. (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



◆ Approval

Signature		Date
David Moss		
Ms E.J. Mitchell		