



3 Audley Road

Saffron Walden, Essex





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Situated in one of Saffron Walden's most desirable residential locations, just moments from The Common, **3 Audley Road** is an elegant Victorian townhouse offering generous and characterful accommodation arranged across four floors. Extending to approximately 2,150 sq ft, the property blends period charm with practical family living and enjoys a superb position within easy reach of the town centre whilst also falling within catchment for the highly regarded Saffron Walden County High School and R.A. Butler School.

The attractive red-brick façade, complete with decorative gables and traditional architectural detailing, provides a striking street presence. A block-paved driveway to the front offers valuable off-road parking. Planning permission was also granted in 2025 for a single-storey rear extension (**UTT/25/0752/HHF**).

The accommodation begins with a welcoming entrance hall where the character of the home is immediately evident. High ceilings, original joinery, and a beautiful staircase rising through the centre of the house create a wonderful sense of period charm and space.

To the front of the property is a generous sitting room featuring a large bay window, which allows natural light to pour into the room. An attractive period fireplace forms the focal point, while the proportions make this an ideal space for both relaxing and entertaining.

To the rear of the ground floor is a second reception room currently arranged as a family room. Enjoying views over the garden, this bright and versatile space also features a fireplace and a door opening onto the rear terrace, creating an excellent connection between indoor and outdoor living.

The kitchen/breakfast room runs along the side of the property and provides a charming and practical space for everyday living. Fitted with shaker-style cabinetry, stone worktops and a Belfast sink, the kitchen also provides space for a range cooker and informal dining. Large windows allow excellent natural light and offer views over the garden, while a separate utility room sits beyond, providing additional storage and laundry facilities. Stairs descend from the hallway to the basement level, which offers a useful additional space suitable for storage, hobbies or a wine cellar.





The first floor is centred around a bright landing illuminated by a rooflight above the staircase. On this level are three well-proportioned bedrooms together with a beautifully spacious family bathroom. The bathroom is particularly impressive, featuring a freestanding bath, walk-in shower and stylish fittings, creating a luxurious yet practical space.

The second floor provides two further bedrooms, including a superb bedroom suite set within the roof space. With exposed beams, fitted storage and skylight windows bringing in natural light, this room enjoys a sense of privacy and character. An adjoining en-suite shower room completes the space, while the additional bedroom on this level provides flexibility for guests, a home office or additional family accommodation.

Outside, the rear garden is arranged across different levels, creating distinct areas for relaxing and entertaining. Immediately behind the house is a paved terrace ideal for outdoor dining, with steps rising to a lawned garden bordered by mature planting and established walls that provide a good degree of privacy.

Audley Road is superbly positioned on the southern side of Saffron Walden, just a short walk from The Common, a public 13-acre green space, and within easy reach of the historic town centre with its excellent selection of independent shops, cafés and restaurants. Audley End station is also easily accessible, providing regular services to London Liverpool Street.

Altogether, 3 Audley Road represents a wonderful opportunity to acquire a substantial Victorian home combining generous living space, period character and a highly desirable town location.

Agents Notes:

Tenure: Freehold

EPC Band E

Uttlesford District Council - Tax Band F - £3,342.69pa

All Mains Services Connected - Solar Panels & Battery

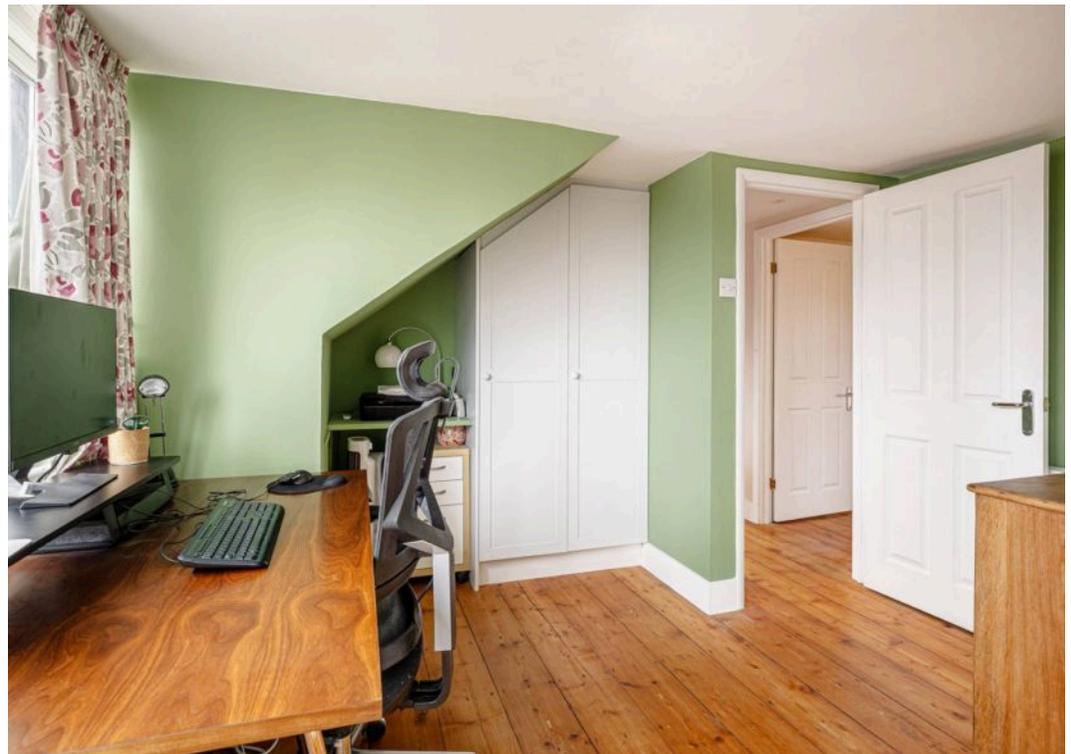
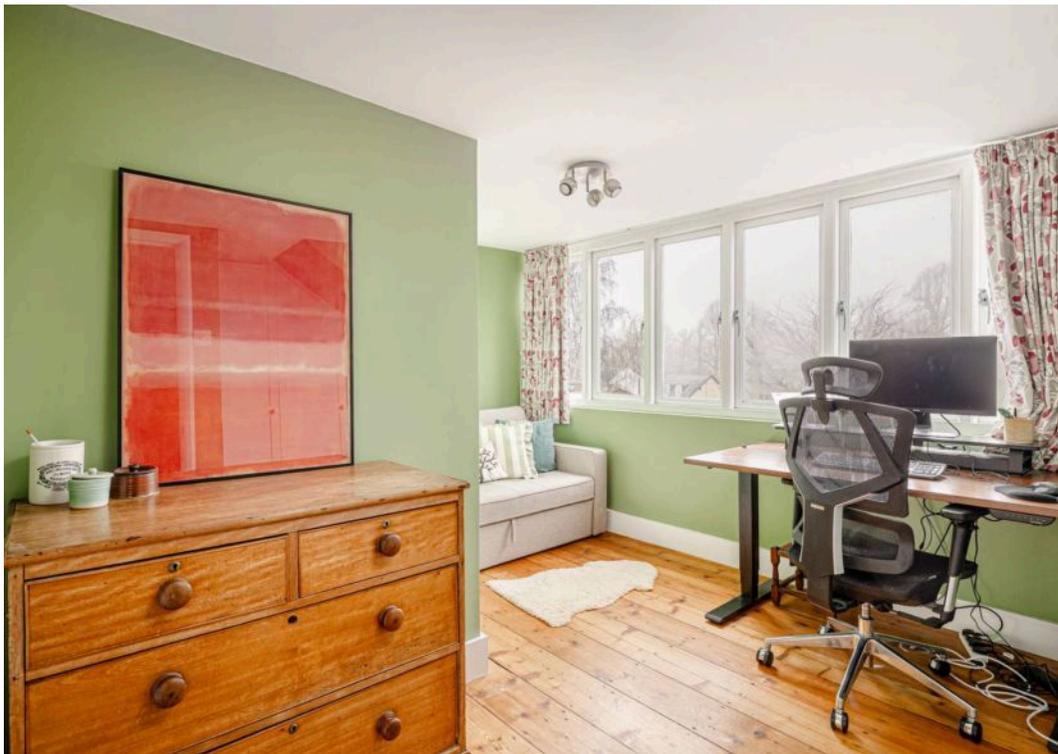
Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

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





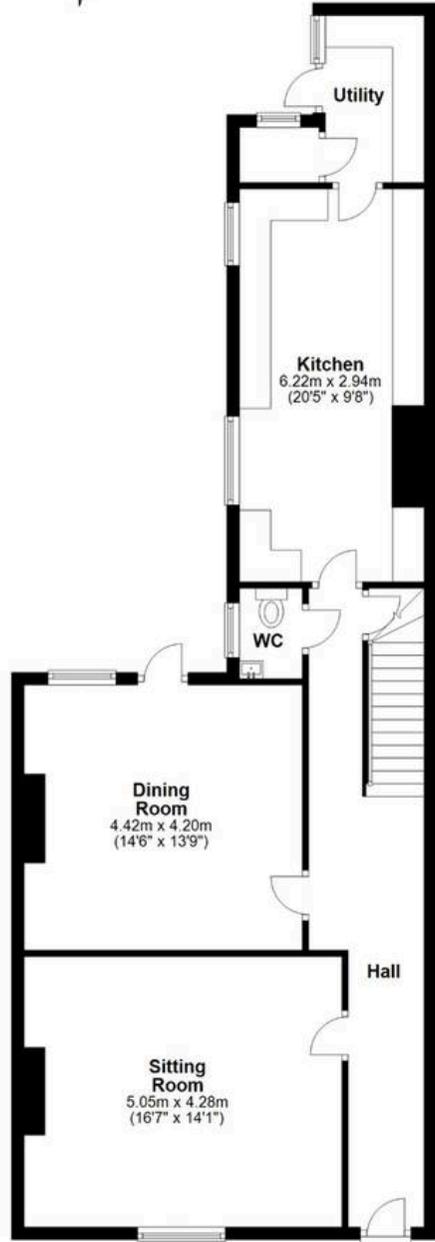
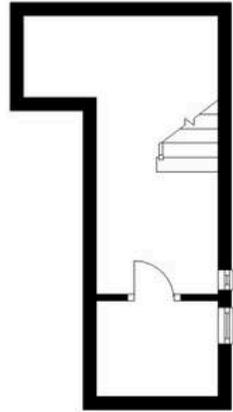




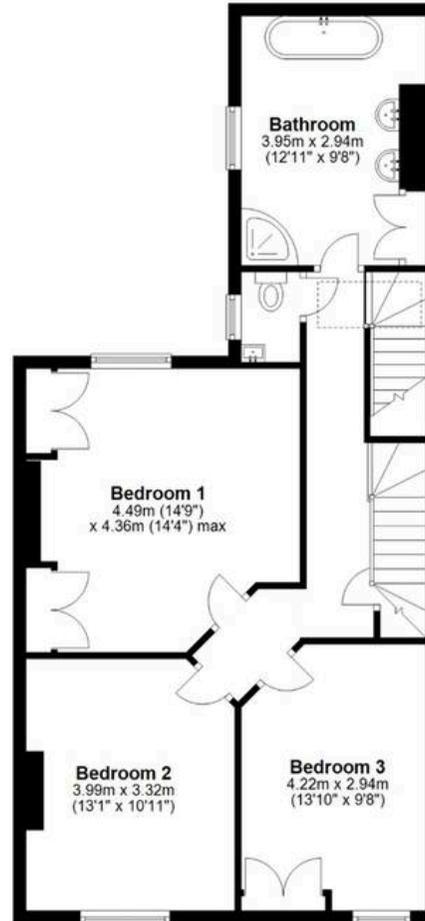


Ground Floor

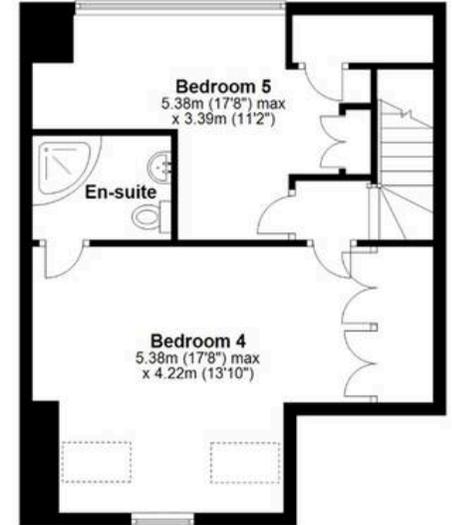
Basement



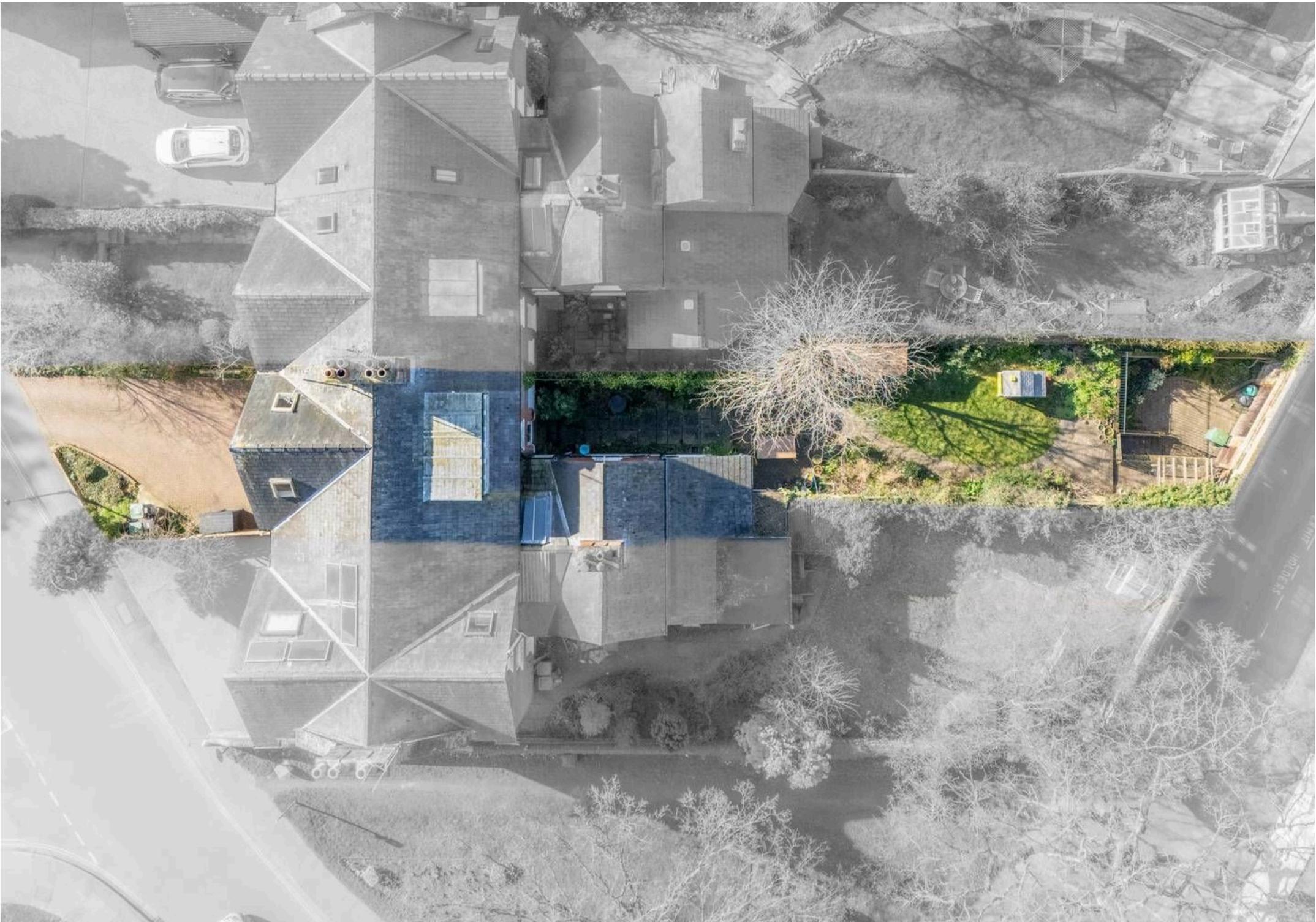
First Floor



Second Floor



Gross Internal Floor Areas
Ground Floor 83 sqm (895 sqft)
First Floor 71 sqm (762 sqft)
Second Floor 46 sqm (494 sqft)
Total 200 sqm (2151 sqft)





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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.