



39 Cromwell Road, Saffron Walden  
CB11 4AX



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 39 Cromwell Road

Saffron Walden | Essex | CB11 4AX

## Guide Price £540,000

- A well presented four-bedroom, two-bathroom detached property
- Three good size bedrooms and shower room to the first floor
- Extended by the current owners
- Integral garage and off-road parking
- Generous kitchen/breakfast room
- Good size rear garden
- Ground floor bedroom with ensuite
- Popular residential location

### The Property

A spacious four-bedroom, two-bathroom detached family home that has been extended and remodeled by the current owners to provide a modern, light and airy living space. The property enjoys off-road parking, garage, private enclosed rear garden and forms part of this well-established residential development.

### The Setting

Cromwell Road is ideally situated on the edge of town but within easy reach of the town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

### The Accommodation

In detail the property comprises an entrance porch with door leading into the hallway, with stairs rising to the first floor, under stair storage cupboard and door to the superb kitchen/breakfast room, filled with natural light from two Velux windows and window to side aspect. Fitted with an extensive range of matching eye and base level units with work surface over and undermounted sink unit incorporated. Integrated appliances include gas hob with extractor fan over, dishwasher and oven. There is space and plumbing for an American fridge/freezer and plenty of space for a dining table. A door leads to the integral garage and there is a door into the dining room with sliding doors onto the rear garden and an opening into the sitting room. Featuring a fireplace with stone surround and window to front aspect. The rear





lobby has a personal door onto the rear garden and a door into the generous principal bedroom. A dual aspect double room with door into an ensuite. Comprising double shower enclosure, W.C and wash hand basin.

The first-floor landing provides **access to the loft hatch?** and doors to the adjoining rooms. Bedroom two is a double room with window to front aspect and a built-in cupboard housing hot water cylinder. A third double bedroom has a window to rear aspect and built in wardrobes. Bedroom four is a good size room with window to front aspect and built in storage cupboard. The family shower room comprises double shower enclosure, W.C and wash hand basin.

### Outside

To the front there is parking for several cars on a block paved driveway and garage with **electric door?**. There is gated side access to the rear garden which is mainly laid to lawn with established shrub borders. To the side is a wonderful, paved area providing an ideal space for alfresco dining and outdoor entertaining.

### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

**Tenure** – Freehold

**Property Type** – Detached

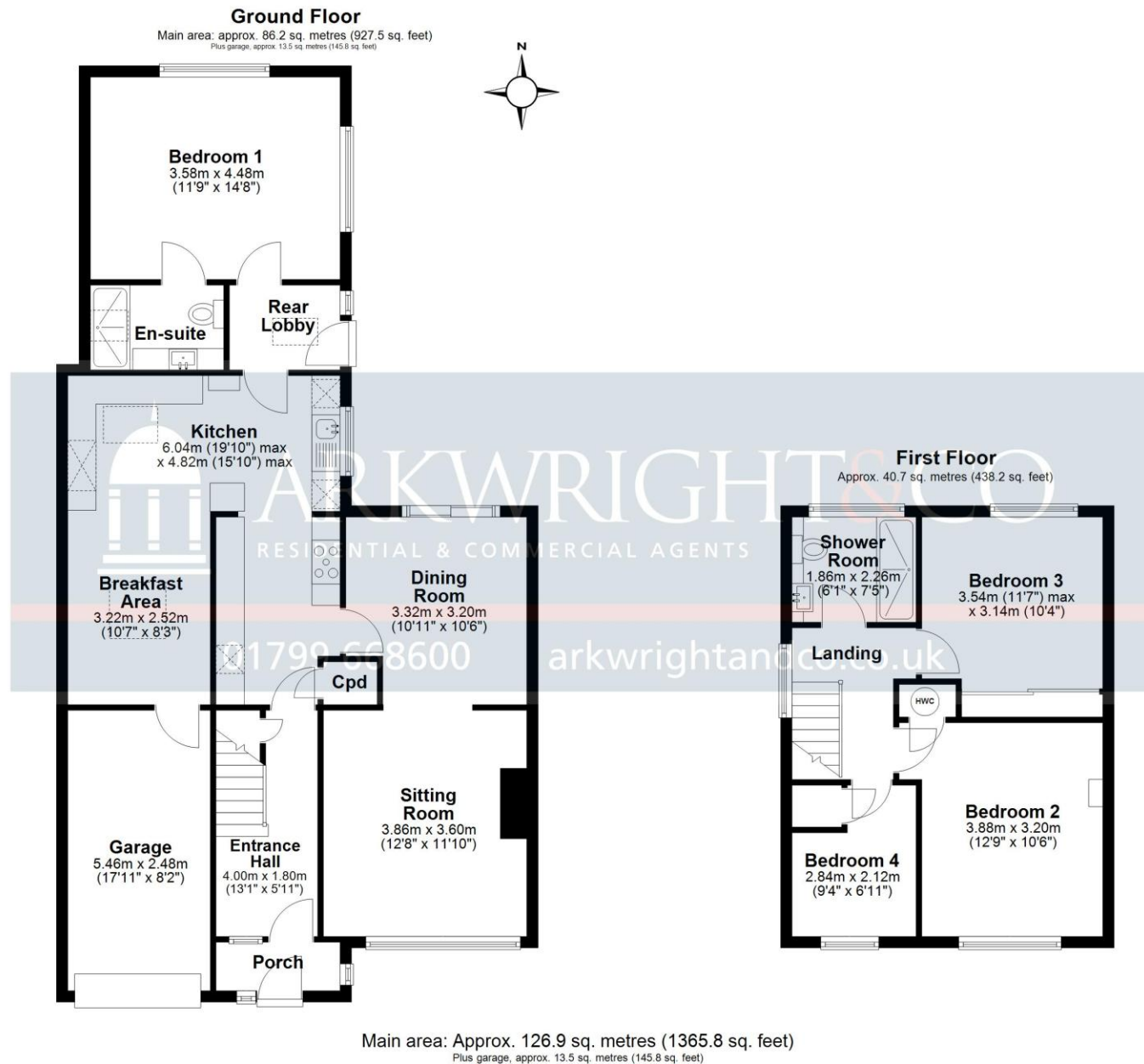
**Property Construction** – Brick built with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax**– D







Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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