



3 The Old Cement Kilns, Saffron Walden
CB10 2UQ



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3 The Old Cement Kilns

Thaxted Road | Saffron Walden | CB10 2UQ

Guide Price £285,000

- **3 Bedrooms, 855 Sq Ft:** Modern town house arranged over three floors.
- **Private Garden:** Enclosed, low maintenance, with patio and gated access.
- **Living Space:** Open-plan kitchen, dining, and living area on the first floor.
- **Prime Location:** Close to town amenities, local schools, and Audley End Station.

The Property

A stylish three-bedroom town house offering 855 sq ft of modern living over three floors. The accommodation features a ground-floor en-suite principal bedroom, a bright first-floor open-plan kitchen/living room, and two second-floor bedrooms served by a family bathroom. Complete with a private, low-maintenance garden and conveniently located near local schools, town centre amenities, and Audley End Station.

The Setting

Conveniently located south of Saffron Walden town centre, The Old Cement Kilns offers easy access to local amenities, independent shops, Waitrose, Tesco, and a twice-weekly market. Highly regarded local schooling is nearby, including R A Butler, St Thomas More, and Saffron Walden County High School. For commuters, Audley End Station is within 4 miles, providing direct train services to London Liverpool Street (approx. 55 mins) and Tottenham Hale (approx. 30 mins for the Victoria Line). Road links include nearby access to the M11 (Junctions 8 and 9), with Cambridge 15 miles north and Stansted Airport within 19 miles.

The Accommodation

3 The Old Cement Kilns is a stylishly presented, modern three-bedroom town house arranged over three floors, offering flexible and contemporary living space extending to approximately 855 sq ft. Situated in a popular development south of Saffron Walden town centre, the property is ideally located for local schooling, amenities, and transport connections. The accommodation on the ground floor features a welcoming entrance hallway with built-in storage, leading to a generous principal bedroom with a well-appointed en-suite shower room. On the first floor, the heart of the home is a spacious open-plan kitchen, living, and dining room, decorated in modern neutral tones with a bold feature wall, wood-effect flooring, and recessed spotlights. The kitchen is fitted with a range of contemporary wall and base units, integrated appliances, and ample workspace, creating an excellent environment for both relaxing and entertaining.





The second floor comprises two further bedrooms, including a double bedroom and a versatile third bedroom suitable for use as a home office or nursery, alongside a main family bathroom complete with a modern white suite, overhead shower, and tiled surround.

Outside

To the exterior, the property features a fully enclosed, low-maintenance garden enclosed by contemporary horizontal wooden slat fencing with gated side access. Designed for ease of upkeep, the outdoor space includes a paved patio area ideal for outdoor seating, an artificial lawn bordered by decorative shingle, and mature trees providing a pleasant backdrop.



Services

Mains electricity water and drainage are connected. Gas heating

Tenure –Freehold

Property Type – Terraced

Property Construction – Steel Frame and brick

Local Authority –Uttlesford District Council

Council Tax–D

Agents note: Service Charge £449.85 every 6 Months (Includes Building insurance)

Any event fees and when payable

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.



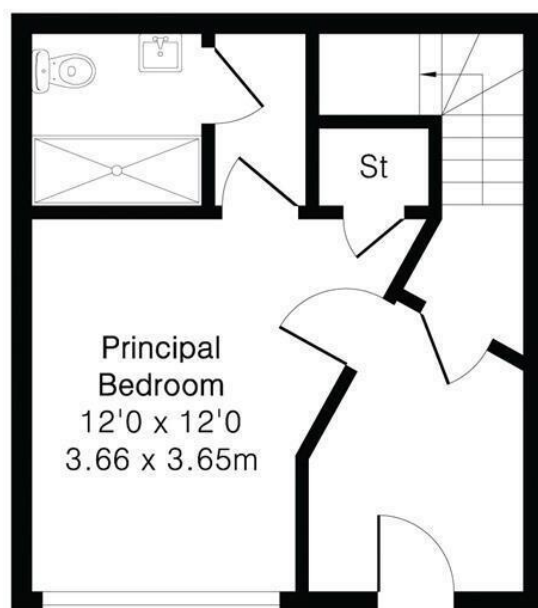
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Approximate Gross Internal Area 855 sq ft - 78 sq m

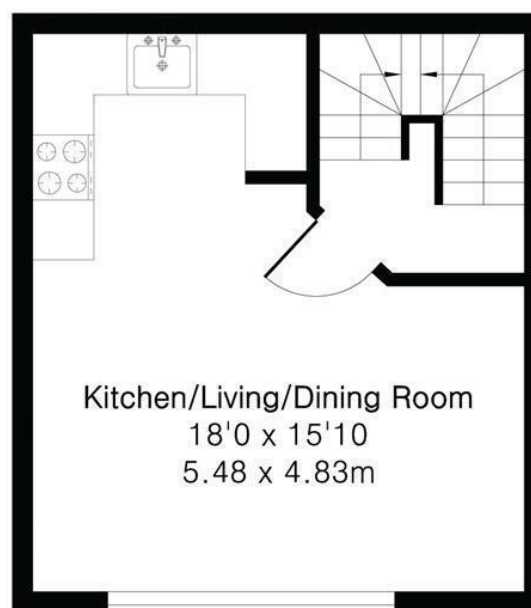
Ground Floor Area 285 sq ft – 26 sq m

First Floor Area 285 sq ft – 26 sq m

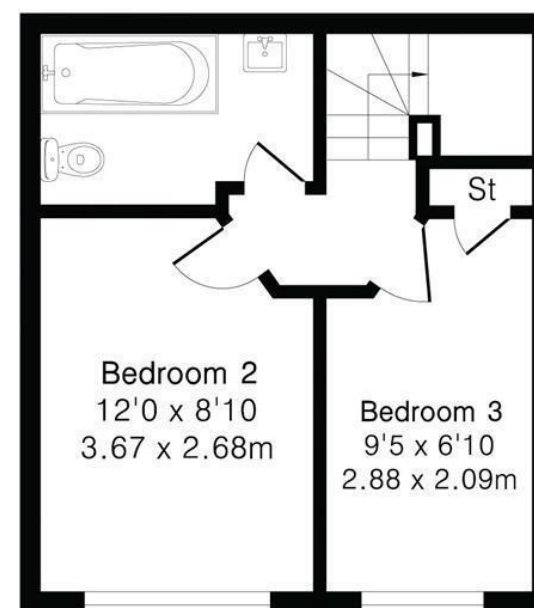
Second Floor Area 285 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor

01799 668600

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