



3 Myhill Close, Saffron Walden
CB10 2RB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Myhill Close

Saffron Walden | CB10 2RB

Guide Price £650,000

- Peaceful Saffron Walden cul-de-sac location with rapid rail links to London and Cambridge
- Welcoming double-height entrance hall with a soaring vaulted ceiling and galleried landing
- Cozy front sitting room alongside an impressive dual-aspect open-plan kitchen and dining room
- Modern kitchen fitted with double oven, plus a separate utility room with direct side access
- Four well-proportioned bedrooms, including a principle bedroom with private en-suite
- Detached garage, and a private rear garden

The Property

This beautifully presented four-bedroom modern home in Saffron Walden features a double-height vaulted hall, a 29 ft open-plan kitchen/dining room, a tranquil main suite, and private landscaped gardens with a detached garage. Perfectly located in a quiet cul-de-sac, it offers an exceptional blend of stylish family accommodation and superb commuter connections to London and Cambridge.

The Setting

Positioned within a peaceful cul-de-sac, 3 Myhill Close occupies a remarkably convenient setting on the desirable eastern edge of Saffron Walden. This historic and vibrant market town is celebrated for its quintessential charm and thriving community, offering an array of independent boutiques, traditional weekly markets, fine dining, and cozy cafés centered around its medieval heart, alongside everyday conveniences such as supermarkets, a Leisure Centre, and the internationally acclaimed Saffron Hall concert venue. The area is particularly sought after by families due to its exceptional schooling, including the highly regarded Saffron Walden County High School. For commuters, Audley End Mainline Station is located just over two miles away providing direct, regular rail connections into London and Cambridge. Excellent road connections via the nearby M11 ensure effortless access to the regional road network, while London Stansted Airport lies just 12 miles to the south, making this an ideal location for combining peaceful residential living with superb connectivity.

The Accommodation

The ground floor accommodation opens into a grand and welcoming reception hall, distinguished by its double-height vaulted ceiling, staircase rising to the galleried first-floor landing, useful under-stairs storage, and a separate ground-floor





cloakroom/WC. To one side lies a peaceful, beautifully presented sitting room featuring shuttered windows and refined decor. The standout feature of the home is the stunning, dual-aspect open-plan kitchen and dining room, which stretches to an impressive 29 ft 6 in. The kitchen itself is thoughtfully arranged with a sleek modern range of wall and base units, quality worktops, integrated double ovens, a gas hob with stainless steel extractor, and a sink positioned beneath a window overlooking the garden. This flows effortlessly into the broad dining and casual seating area, where full-length French doors framed by tall side windows flood the room with natural light and lead out onto the rear patio. Positioned conveniently alongside the kitchen, a dedicated utility room provides supplementary storage, an additional sink, space for appliances, and a handy side access door.

Ascending the stairs, the light-filled first floor centers around a magnificent galleried landing that overlooks the entrance hall below, bathed in natural illumination from a front-facing window fitted with crisp, white shutter blinds. The principal bedroom is a generous and serene retreat overlooking the rear garden, benefiting from its own private, contemporary en-suite shower room complete with a large walk-in glass shower enclosure, pedestal wash hand basin,



and low-level WC. Three further well-proportioned bedrooms provide flexible family living, each tastefully presented with neutral carpeting, clean finishes, and shuttered or blind-fitted windows, currently offering superb versatility as guest accommodation, a spacious walk-in dressing room, and a quiet home office. Serving the additional bedrooms, the main family bathroom is stylishly appointed with a panelled bath and handheld shower attachment, pedestal basin, WC, and a frosted window providing natural ventilation. The landing is completed by an essential built-in airing cupboard housing the hot water cylinder alongside convenient access to the loft space

Outside

Approached via a neat front garden enclosed by low box hedging, the property features a tarmac driveway to the side providing off-street parking and leading to a substantial detached garage (measuring over 23 ft in length). Gated side access opens to a beautifully landscaped rear garden designed for ease of maintenance and outdoor living, featuring an expansive paved sun terrace shaded by a timber pergola—ideal for outdoor dining and entertaining. Beyond the terrace lies a section of lawn bordered by mature trees, climbing foliage, specimen plants, and close-board fencing that provides a high degree of privacy, while steps lead around the rear elevation of the garage for additional functional storage space.

Services

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

Tenure –Freehold

Property Type – Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax– F

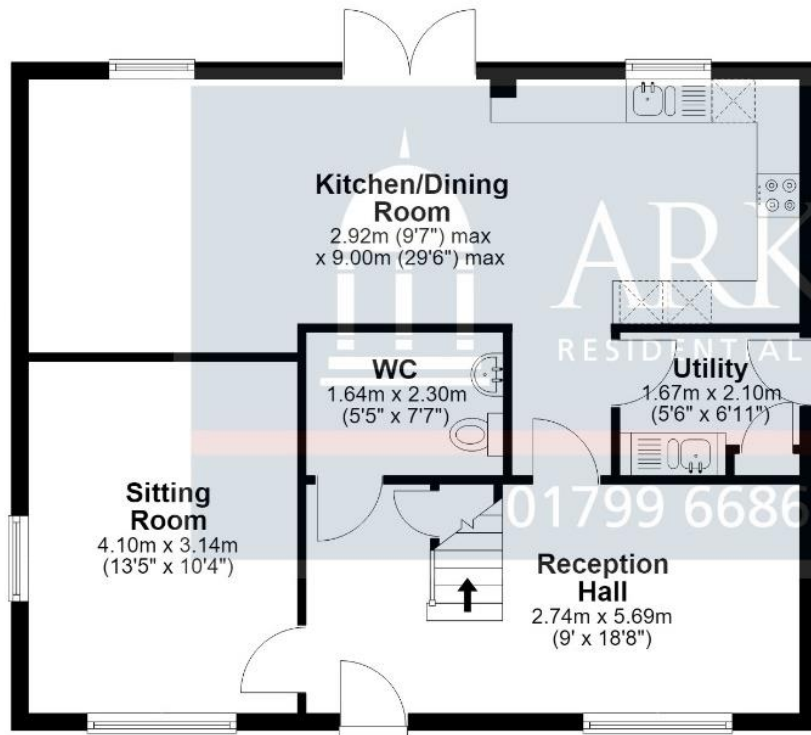






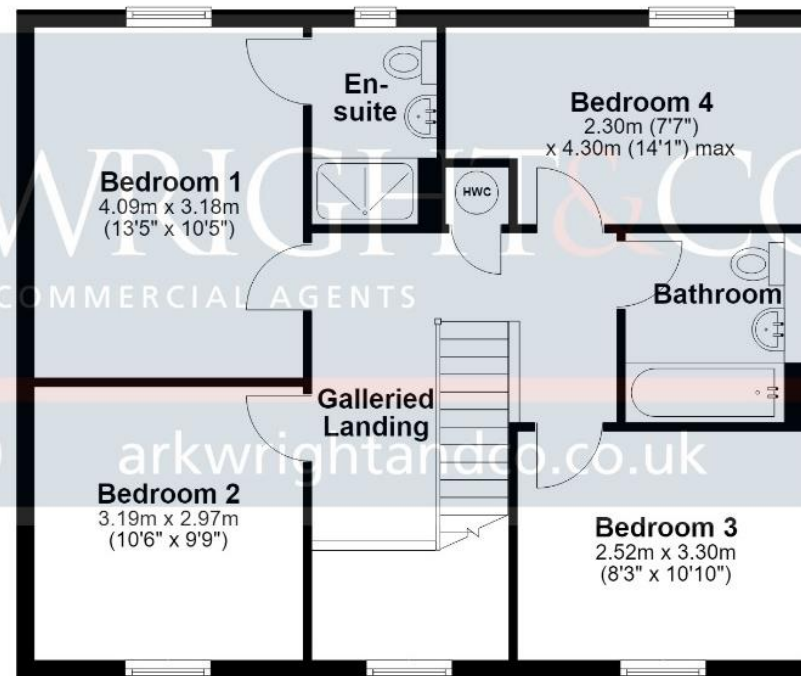
Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



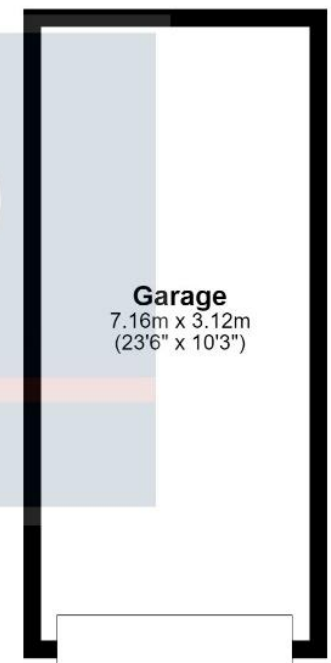
First Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



Outbuilding

Approx. 22.3 sq. metres (240.5 sq. feet)



Total area: approx. 151.0 sq. metres (1624.9 sq. feet)

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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