



35 Cromwell Road, Saffron Walden
CB11 4AX



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

35 Cromwell Road

Saffron Walden | Essex | CB11 4AX

Asking Price: £385,000

- Well-presented three-bedroom semi-detached home in a highly convenient town-edge position
- Three well-proportioned bedrooms offering flexibility for family, guests or home working
- Spacious kitchen/dining room opening directly onto the rear garden
- Private and enclosed garden with terrace, perfect for outdoor dining and entertaining
- Driveway parking for several vehicles plus gated single garage and enclosed rear garden accessed via a secure side gate
- Excellent access to Saffron Walden town centre, highly regarded schooling and transport links to Cambridge & London

The Property

A well-presented and well-appointed three-bedroom semi-detached home, forming part of the well-established residential development, ideally situated on the edge of Saffron Walden town centre.

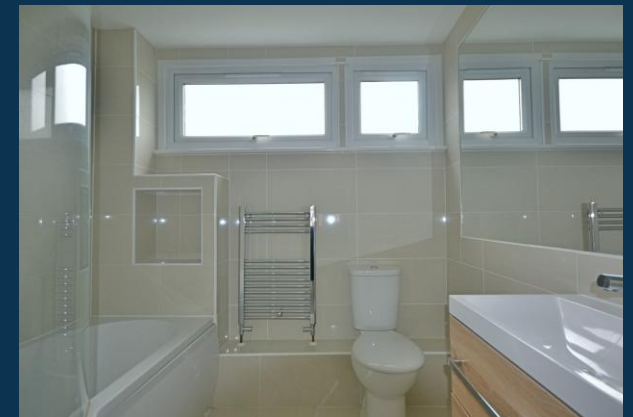
The Setting

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

The accommodation is thoughtfully arranged over two floors and has been carefully maintained to provide a home that is both practical in its layout and comfortable in its feel.

The ground floor is centred around a welcoming entrance hall which provides access to the principal living spaces. To the front, a well-proportioned sitting room offers an inviting space to relax, with a pleasant outlook and ample room for a variety of furnishings, creating a cosy yet versatile reception area ideal for both quiet evenings and social gatherings.





To the rear, the kitchen/dining room forms the heart of the home — a bright and functional space designed for everyday living. Fitted with a comprehensive range of units and work surfaces, the kitchen is well-equipped and enjoys a natural connection to the dining area, making it perfectly suited to family meals and informal entertaining alike. There is also direct access to the garden, allowing the space to flow effortlessly outside during the warmer months.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom provides a calm and comfortable retreat, whilst the remaining bedrooms offer flexibility for family, guests or those seeking a dedicated home office. These are served by a neatly appointed family bathroom, finished in a clean and practical style.

Outside

The property is approached via a gravelled driveway providing off-street parking for several vehicles with a small lawned area to the side and a side gate leads through to the rear garden which measures approx. 34ft x 15ft wide (increasing to 25ft wide behind the garage) and commences with a paved terrace and is mainly lawned with a floral border to the far end. A single garage set to the side of the garden measures 17' 9" x 8' 11.



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 – Semi-Detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

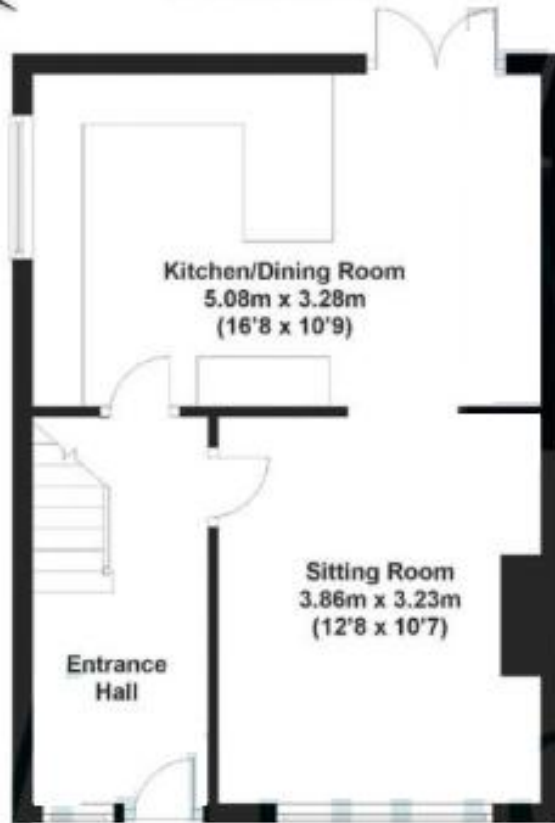
Council Tax – D

EPC Rating - D





Ground Floor



First Floor



Approx gross internal floor area 74 sqm (800 sqft)

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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01799 668600

51 High Street,
Saffron Walden Essex,
CB10
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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