



**75 Cromwell Road  
Saffron Walden, CB11 4BE**

A well-appointed, 3-bedroom family home offering generous and light accommodation, located in this popular residential location in Saffron Walden.

**Guide Price £395,000**

- Three double bedrooms
- Popular location
- Off road parking
- Enclosed rear garden
- EPC: E



## ACCOMMODATION

The ground floor comprises of the kitchen, utility room, sitting room, dining room and study. The first floor has 3 bedrooms and a family bathroom. Outside the property has a rear garden and off-road parking to the front. In details the property comprises;

### ENTRANCE HALL

Light and airy entrance hall with window to side aspect and door leading to;

### DINING ROOM

A good size dining area with storage heater, large window to front aspect, stairs rising to first floor and doors leading to;

### STUDY

Currently utilised as a study/sewing room with large window to front aspect and storage heater.

### LIVING ROOM

A generous room filled with natural light from the Velux window and patio doors that provide access to the rear garden. The room benefits from a storage heater.

### KITCHEN

Fitted with a range of eye and base level cabinets, complimentary work surface over and inset sink. Integrated appliances include electric hob, oven, fridge, freezer and dishwasher. Archway to;

### UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, freestanding fridge/freezer, door leading to WC and hand wash basin.

### ON THE FIRST FLOOR

#### LANDING

With access to loft and doors leading to;

### BEDROOM 1

front aspect.

### BEDROOM 2

Double bedroom with window to rear aspect.

### BEDROOM 3

Double bedroom with window to front aspect and fitted wardrobes.

### FAMILY BATHROOM

Comprising panelled bath with shower attachment over, WC, vanity unit, hand wash basin and heated towel rail.

### OUTSIDE

The property sits behind a block paved driveway with off road parking for two vehicles, there is also a gate providing side access. The rear garden to the rear is well enclosed and has a small patio area. There is a timber shed with light and power.

### LOCATION

Cromwell Road is situated within an established residential area to the Eastern edge of Saffron Walden, only a short distance from the town centre. Local amenities include a Nisa Store on Cromwell Road, Tesco Express store on the corner of Rowntree Way. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including Katherine Semar, R A Butler, St Thomas Moore and Saffron Walden County High School which is now an Academy School. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively the M11 can be accessed at junction 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north

### SERVICES

All mains' services are connected to the property.

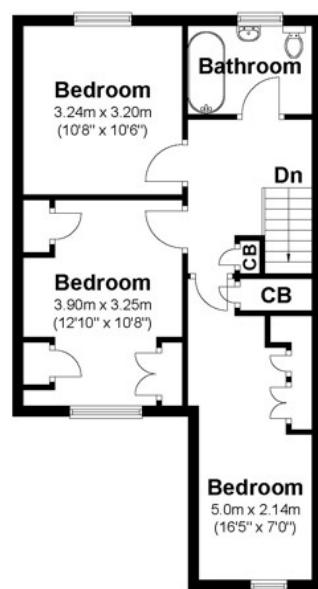
Ground Floor

Approx. 71.40 sq. metres (768.54 sq. feet)



First Floor

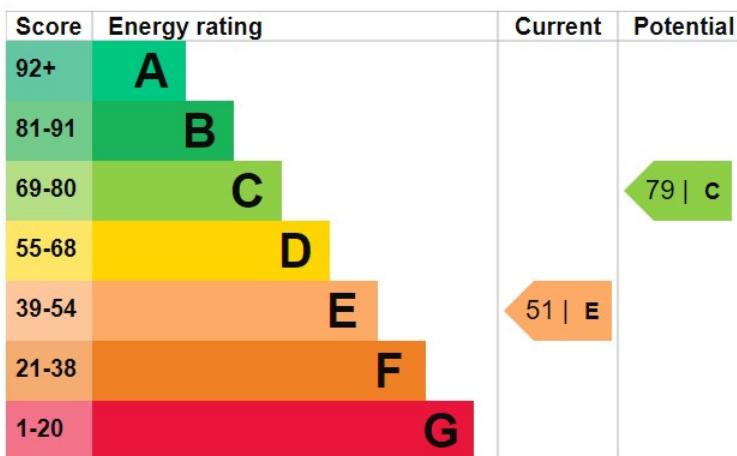
Approx. 46.60 sq. metres (501.59 sq. feet)



Total area: approx. 118.0 sq. metres (1270.13 sq. feet)

Floor plan for guidance only





**COUNCIL TAX BAND**  
D

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Uttlesford District Council