



2 Greenways, Saffron Walden  
CB11 3EZ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 2 Greenways

Saffron Walden | Essex | CB11 3EX

Guide Price £350,000

- A well-appointed, three-bedroom property
- Open plan, kitchen/ diner
- Principal bedroom with ensuite shower room
- Off road parking
- Garage en-bloc
- Located in an established residential area
- Council Tax Band: C
- EPC: C

## The Property

A well-appointed, updated and extended three-bedroom property with a garage, off road parking and gardens. The well-proportioned property is located in a popular area within easy reach of schooling.

## The Setting

Greenways is situated within easy reach of Saffron Walden 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 details, the property comprises an entrance hall with stairs leading to the first floor and doors leading to adjoining rooms. An extended lounge with French doors leading to the rear garden, a nicely appointed kitchen / diner, again with







French doors leading to the rear garden. The first floor offers a principal bedroom with dressing area and en-suite. Two further bedrooms and a family bathroom.

#### Outside

To the front of the property is a driveway providing parking, shingle area with planting, and a pathway leading to the gated rear garden. The rear garden is enclosed by fencing, with patio and lawn. Gated rear access to a garage en-bloc.

#### Services

All mains services are connected.

#### Local Authority

Uttlesford District Council









### Ground Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



### Outbuilding

Approx. 12.1 sq. metres (130.2 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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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