



Harvey Way, Saffron Walden, CB10 2AP

**CHEFFINS**



## Harvey Way

Saffron Walden,  
CB10 2AP

A modern and attractive open-plan three bedroom family home in the beautiful medieval market town of Saffron Walden. Just a short walk to the attractive green space of The Common, Tesco and the town centre. Available late September on an unfurnished basis.

### LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

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**£1,795 PCM**





## PROPERTY DESCRIPTION

A modern and attractive open-plan family home in the beautiful medieval market town of Saffron Walden.

Just a short walk to the attractive green space of The Common, Tesco and the town centre with its good selection of local independent shops and eateries, as well as familiar high street favourites, Waitrose and a historic twice-weekly market, all surrounded with a rich heritage of charming old buildings.

The house has been tastefully decorated with a contemporary neutral palette.

Living space is well proportioned over 3 floors creating a light and spacious feel.

The open plan kitchen, dining and living space has views through the French doors out to the garden with its patio and raised flower beds.

Oak doors, solid Oak worktops & Breakfast Bar, integrated AEG appliances, pull-out larders, a modern glass sink, stylish towel rails and practical LVT flooring all contribute to the top quality finish.

The house has a downstairs WC as

well as a family bathroom plus an additional en suite.

The top floor with its 3 skylights reveals a spacious loft room with generous and useful eaves storage.

The exceptional Dame Bradbury's School is a 2 minute walk, Tesco Superstore & Petrol Station just a 2 minute drive and Lord Butler Fitness Centre & pool just a mile away.

Nearby Audley End Station, just 3 miles from the town, provides regular train services to London Liverpool St. (51 mins) and Cambridge (20 mins). The M11 is accessed at junctions 8 and 9 and Stansted Airport is just 16 miles away.

## LETTING AGENT NOTES

Holding deposit : £414.00

For more information on this property please refer to the Material Information brochure on our Website.

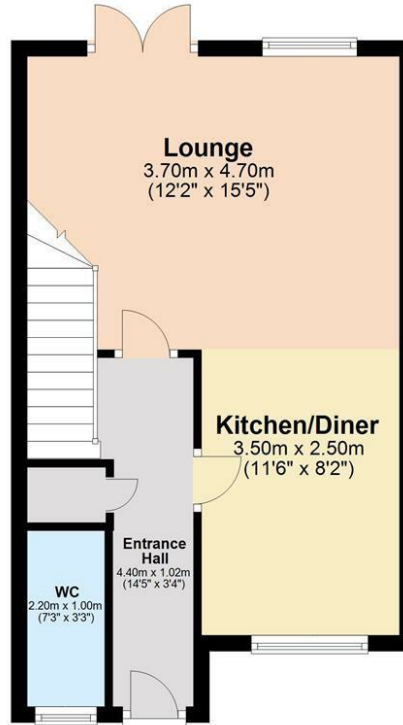


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,795 PCM  
Council Tax Band - D  
Local Authority - Uttlesford

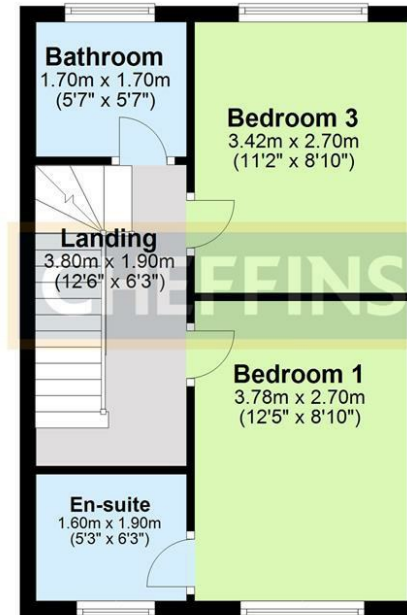
### Ground Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



### First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



### Second Floor

Approx. 22.1 sq. metres (238.0 sq. feet)



Total area: approx. 92.3 sq. metres (993.5 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

