



Harvey Way, Saffron Walden, CB10 2AP

CHEFFINS

Harvey Way

Saffron Walden,
CB10 2AP

- Walking distance to town centre and amenities
- Three bedrooms
- Semi-detached with off-street parking
- Private garden
- Opportunity for attic room conversion
- Chain free

A three bedroom house in a no through road. The property has recently been refurbished together with an opportunity for a loft conversion to create a fourth bedroom if required, subject to relevant approval. Private garden and offered chain free

3 1 4

Guide Price £400,000





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.

GROUND FLOOR

ENTRANCE HALL

Entrance door with decorative double glazed leaded window and further double glazed window to the front aspect, wood laminate flooring which flows through to the adjoining rooms and staircase rising to the first floor which has been newly carpeted.

SITTING ROOM/FAMILY AREA

A spacious open plan dual aspect room with large double glazed window to the front and double glazed sliding doors to the rear with views through the conservatory towards the garden. Fireplace with an inset electric fire.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, built-in oven with gas hob above, free-standing washing machine and space for fridge freezer. built-in under stairs storage cupboard, doorway leading to the dining room, window above the sink with views through the conservatory to the garden with

additional double glazed windows with adjoining double glazed door providing access to the outdoor space and terrace.

CONSERVATORY

Windows to the rear and side aspects together with French doors leading out to the garden. Window looking through to the kitchen and sliding patio doors looking through to the sitting room/family area.

DINING ROOM

A versatile multi-purpose room dependent upon needs with double glazed window to the front aspect.

FIRST FLOOR

LANDING

Newly carpeted and leading through to adjoining bedrooms and obscure double glazed window to the side aspect.

BEDROOM ONE

A large double glazed window to the front aspect and built-in wardrobe.

BEDROOM TWO

Large double glazed window to the rear aspect.

BEDROOM THREE

Double glazed window to the front aspect.

BATHROOM

A suite comprising panel bath with independent shower over, wash hand basin low level WC, heated towel rail and obscure double glazed window to the rear aspect.

ATTIC ROOM

Access via a pull-down ladder from bedroom three with a pair of skylights to the rear aspect. The room offers huge scope for conversion for additional accommodation subject to relevant planning and approval.

OUTSIDE

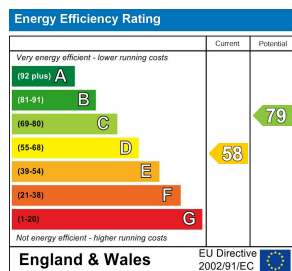
The front of the property offers off-street parking while the rear features a covered pergola, paved terrace area together with adjoining garden which is laid to lawn and is enclosed with close boarding fencing. In addition there is a useful storage shed.

VIEWINGS

By appointment through the Agents.







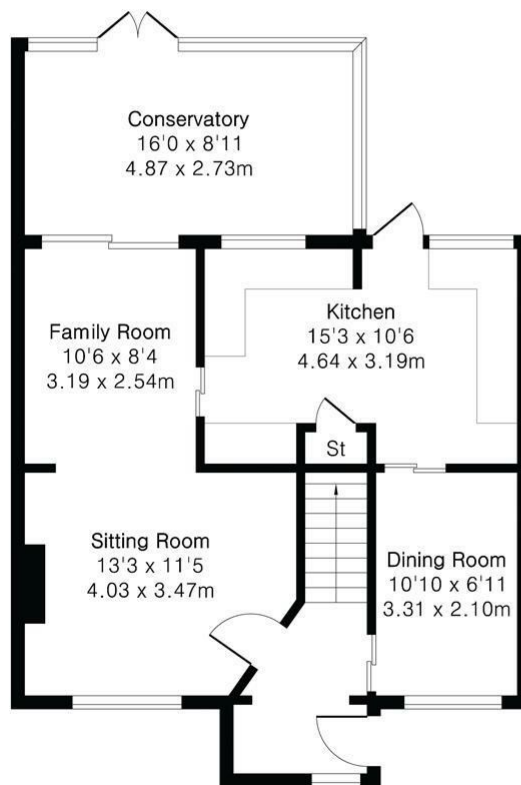
Guide Price £400,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford

Approximate Gross Internal Area 1229 sq ft - 114 sq m

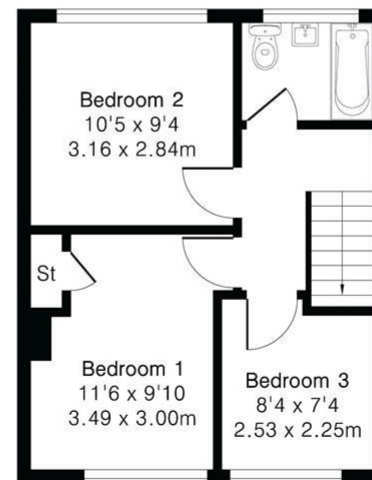
Ground Floor Area 700 sq ft – 65 sq m

First Floor Area 363 sq ft – 34 sq m

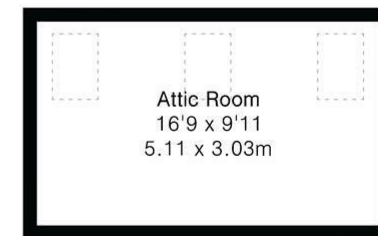
Second Floor Area 166 sq ft – 15 sq m



Ground Floor



First Floor



Second Floor

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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



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