



31 Harvey Way, Saffron Walden
CB10 2AP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

31 Harvey Way

Saffron Walden | Essex | CB10 2AP

Guide Price £450,000

- A beautifully presented three bedroom, two bathroom semi detached property
- Extended and remodeled by the current owners to a high standard throughout
- Superb open plan kitchen/dining/living area with bi folding doors onto the garden
- Separate utility room and ground floor W.C
- Principal bedroom with ensuite
- Good size garden
- Off road parking
- Highly popular residential location
- EPC: C

The Property

A superb well presented three bedroom, two bathroom semi detached home which has been extensively renovated by the current owners throughout. Benefitting from off road parking and rear garden, ideally located within walking distance of the town centre.

The Setting

Harvey way is well situated only a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail the property comprises of an entrance hall with stairs rising to the first floor and doors leading to the reception room, with window to front aspect and the open plan kitchen/dining room. The wonderful kitchen is a particular feature of the property and creates a real hub to the home with bi folding doors opening onto a patio area. The kitchen is fitted with matching base and eye level units with worktops and inset sink. Integrated appliances include electric hob with extractor fan over, oven and dishwasher. There is space and plumbing for a double fridge/freezer and there is ample room for a dining table. In addition, a bright and airy living area benefits from views through the kitchen/diner to the



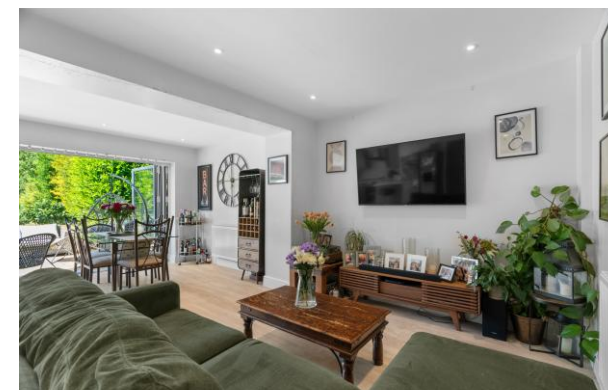


garden. The ground floor also benefits from a utility room with a door to the cloak room and a door providing side access to the property.

The first-floor landing has doors leading to three bedrooms, family bathroom and access to the loft hatch. The principal bedroom has two windows to the front aspect, built in wardrobes and an ensuite, comprising shower enclosure, W.C and wash hand basin. Bedroom two is a good size room with window to rear aspect. Bedroom three is a good size room with window to rear aspect. The family bathroom comprises a panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the front there is a block paved driveway with a flower border to one side. There is gated side access to the wonderful rear garden. A good size patio area provides an ideal space for al fresco dining with steps up to the lawned area with shrub and flower borders. An additional decked area provides an ideal space for outdoor entertaining and a timber shed sits to the rear.



Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

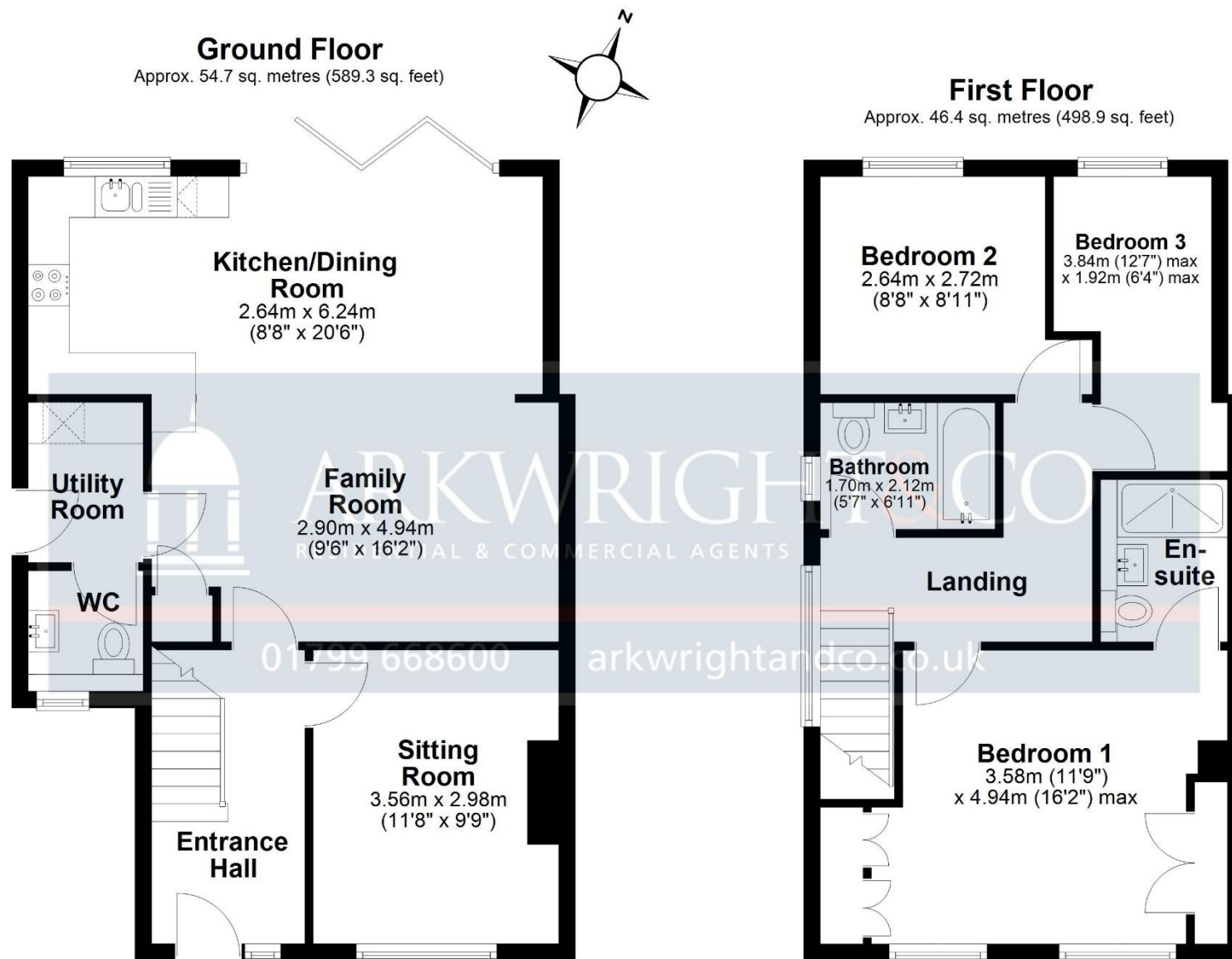
Property Type – Semi - detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – C





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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