



8 Harvey Way, Saffron Walden
CB10 2AP



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RESIDENTIAL & COMMERCIAL AGENTS

8 Harvey Way

Saffron Walden | Essex | CB10 2AP

Guide Price £450,000

- A beautifully presented three bedroom, three bathroom semi detached property
- Extended and renovated by the current owners to a high standard throughout
- Planning permission granted, ref UTT/19/2756/HHF for ground floor extension
- Superb open plan kitchen/dining room
- Separate utility room and bathroom/storage
- Principal suite on the second floor
- Good size garden and garage
- Highly popular residential location
- EPC: C

The Property

A superb well presented three bedroom, three bathroom semi detached home with accommodation over three floors which has been extended and renovated by the current owners throughout including a newly upgraded kitchen including worktops and appliances. Benefitting from a rear garden, garage and 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, a door leading to the sitting room and a door to the ground floor bathroom/storage. The good size sitting room has a window to front aspect and alcove shelving. An opening leads to the wonderful kitchen/dining room which is a particular feature of the property and creates a real hub to the home with two windows to the rear aspect. The kitchen is fitted with a matching base and eye level units with worktops and undermounted sink unit. Integrated appliances include a gas hob with extractor fan over, oven and grill. There is space and plumbing for a dishwasher and there is ample room for a dining table. In addition, the





ground floor also benefits from a utility room with matching units, space and plumbing for appliances and door onto the rear garden.

The first-floor landing has doors leading to two bedrooms, family bathroom and stairs rising to the second floor. Bedroom two is a double room with a window to front aspect and built in wardrobe. Bedroom three is a double room with window to rear aspect. The family bathroom comprises a panelled bath with shower attachment over, W.C and wash hand basin.

The second-floor landing provides access to the principal bedroom, a wonderful room with two Velux windows to the front aspect, ample built in storage and ensuite. Comprising shower enclosure, W.C and wash hand basin.

Outside

To the front there is a part paved, part lawned garden with a flower border to one side. The rear garden is low maintenance comprising large decking area, in turn leading to a paved terrace. To the rear of the garden is a gateway



providing pedestrian access to the garage. In addition is a door providing internal access to the garage from the garden.

Services

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

Tenure – Freehold

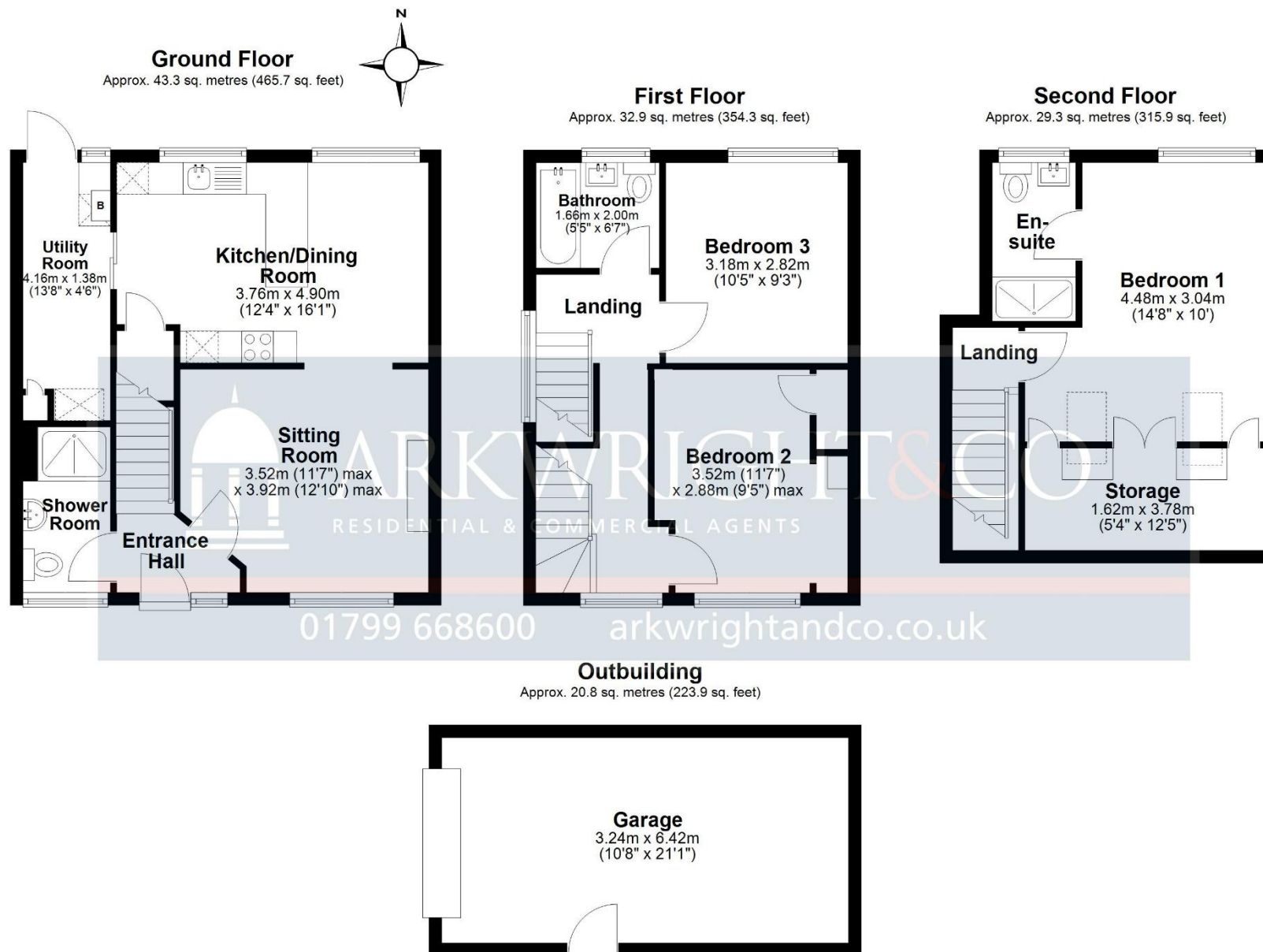
Property Type – Semi - detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – C





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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