



33 Leverett Way, Saffron Walden
CB10 2NG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

33 Leverett Way

Saffron Walden | Essex | CB10 2NG

Guide Price £525,000 - £550,000

- A superb four-bedroom, three bathroom semi detached property
- Well-proportioned accommodation over three floors
- Open plan living/dining room
- Bedroom two benefits from an ensuite
- Principal bedroom suite on the third floor
- South facing rear garden
- Single garage
- Off-street parking
- EPC: B

The Property

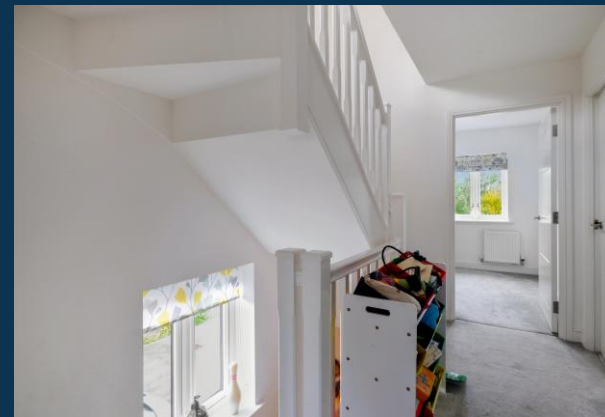
A well presented four-bedroom townhouse, ideally positioned within easy reach of the town centre and Tesco store. Spanning three floors, the property offers flexible modern living with three bathrooms, a private garden and a garage. A superb low-maintenance home in a convenient and desirable location.

The Setting

Leverett Way in Saffron Walden is a quiet residential street located on the eastern edge of the town, approximately 1.2 miles from the historic town centre and around 2.5 miles from Audley End mainline station, which offers regular services to London Liverpool Street and Cambridge. The area benefits from excellent local amenities, including a nearby Tesco, local shops, and easy access to Saffron Walden's wider range of independent stores, cafés, and a twice-weekly market. Families are well served by several well-rated schools within a one-mile radius, including St Thomas More Catholic Primary, R A Butler Infant and Junior Schools, and Saffron Walden County High School. With strong transport links via road and rail, access to green spaces, and a blend of town and semi-rural living, Leverett Way is a desirable location for families and commuters alike.

The Accommodation

On the ground floor, a welcoming entrance hall with built-in storage leads to a cloakroom and a contemporary kitchen, fitted with an excellent range of wall and base units, complemented by integrated appliances including a washing machine, dishwasher, double oven, and a four-burner gas hob with extractor above. To the rear of the property, a generously proportioned living/dining room enjoys a pleasant outlook over the garden, with French doors opening directly onto the rear patio—ideal for both everyday living and entertaining.





The first floor provides three well-proportioned bedrooms, one of which benefits from its own en suite shower room. The third bedroom, currently arranged as a home office, offers flexibility to suit a variety of needs. A family bathroom is also located on this floor, fitted with a modern three-piece suite.

The second floor is dedicated to a spacious principal bedroom suite, featuring built-in wardrobes and a large en suite shower room with Velux window. This floor also includes a useful walk-in storage room housing the water tank, offering excellent additional storage space.

Outside

To the front of the property, a tandem driveway provides off-street parking for multiple vehicles and leads to a single integral garage, offering secure storage or further parking if required. A side gate offers convenient access to the rear garden. The rear garden is thoughtfully landscaped and designed for low-maintenance outdoor living, featuring a generous paved terrace—ideal for al fresco dining and entertaining. Steps rise to a raised lawn area, enclosed by timber fencing to provide both privacy and security.

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

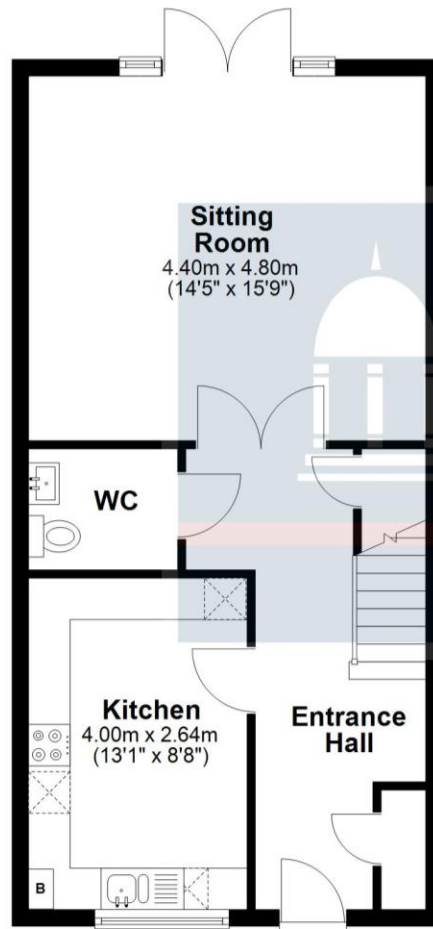
Local Authority – Uttlesford District Council

Council Tax – E



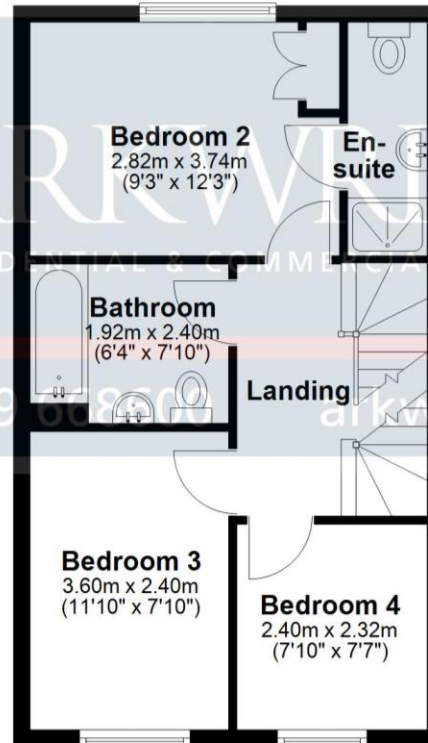
Ground Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



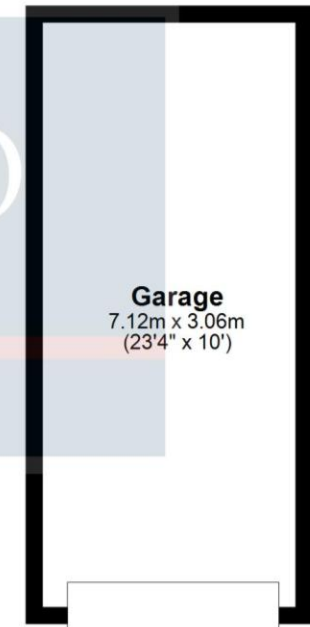
Second Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Outbuilding

Approx. 21.8 sq. metres (234.5 sq. feet)



Total area: approx. 144.8 sq. metres (1558.4 sq. feet)

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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