



25 Harris Yard, Saffron Walden CB11 3AH

A beautifully presented 3 bedroom family home occupying a pleasant position within this modern development, ideally located on the edge of Saffron Walden town centre.

Guide Price: £340,000

- 3 bedrooms, including master with en suite
- Walking distance to the town centre
- In the catchment for the County High School
- Enclosed garden and allocated parking
- Ideal for first time buyer / investment



ACCOMMODATION

25 Harris Yard is a well-appointed 3-bedroom modern home offering beautifully presented living accommodation. The property is well located for easy access to Saffron Walden town centre, as well as local facilities including the Lord Butler leisure centre. In detail, the accommodation comprises;

ON THE GROUND FLOOR

ENTRANCE HALL

With door leading to:

CLOAKROOM

Suite comprising of a low-level W.C, pedestal wash hand basin, part tiled walls and tiled flooring.

KITCHEN/BREAKFAST ROOM 13' 9" x 9' 5" (4.19m x 2.87m)

Double glazed window to rear aspect, fitted with a range of matching base and eye level units with complementary worktops over, incorporating an inset stainless steel sink with drainer unit, inset electric oven plus inset gas hob, integrated fridge freezer, dishwasher, and space and plumbing for washing machine, plus double glazed patio doors leading out to the rear garden.

SITTING ROOM 18' 3" x 10' 4" (5.56m x 3.15m)

Double glazed window to front aspect, understairs storage cupboard housing the boiler, oak flooring and radiator, stairs rising to the first floor.

ON THE FIRST FLOOR

BEDROOM 1 10' 3" x 8' 9" (3.12m x 2.67m)

Double glazed window to front aspect plus built in wardrobes. Door to:

EN SUITE SHOWER ROOM

Double glazed window to front aspect, low level W.C., pedestal wash handbasin and shower cubicle.

BEDROOM 2 11' 6" x 7' 7" (3.51m x 2.31m)

Double glazed window to rear aspect and built in wardrobes.

BEDROOM 3 8' 3" x 5' 9" (2.51m x 1.75m)

Double glazed window to rear aspect with built in wardrobes.

FAMILY BATHROOM

Fitted with a three-piece suite comprising low level W.C., pedestal wash handbasin, panelled bath with shower attachment over, double glazed obscure window to side aspect and fully tiled walls.

OUTSIDE

There is an enclosed rear garden with side access and views to the rear plus garden shed.

LOCATION

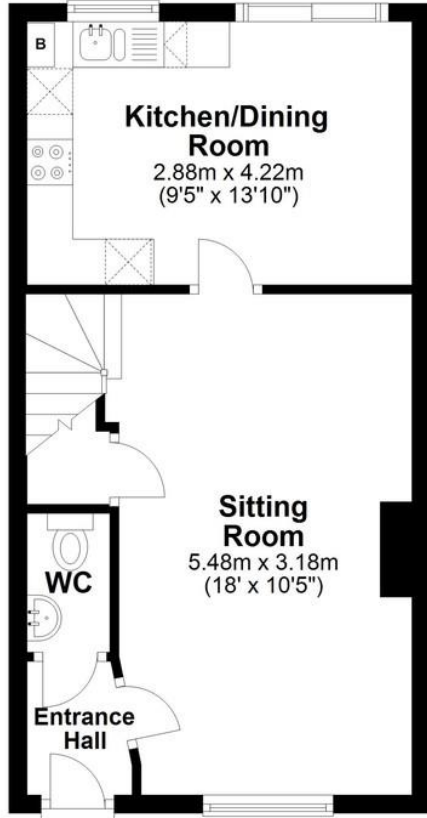
Harris Yard is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in 55 minutes. Alternatively, the M11 can be accessed at either junction 8 (Bishop's Stortford) or junction 10 (Duxford). Stansted airport is within 19 miles and the university City of Cambridge is within 15 miles to the North.

SERVICES

All main services are connected.

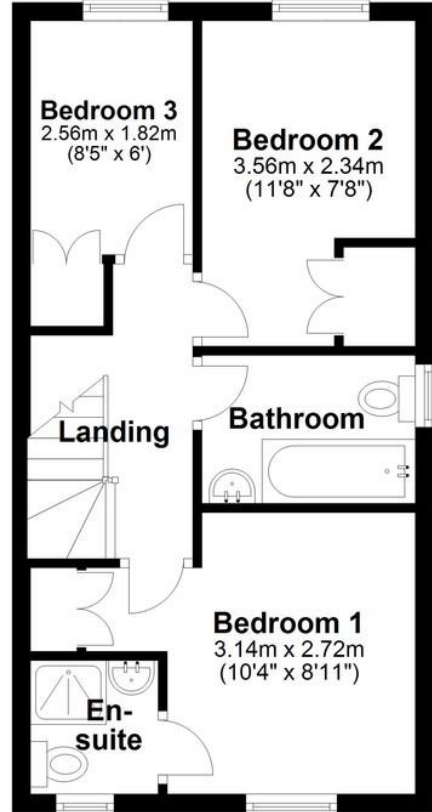
Ground Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



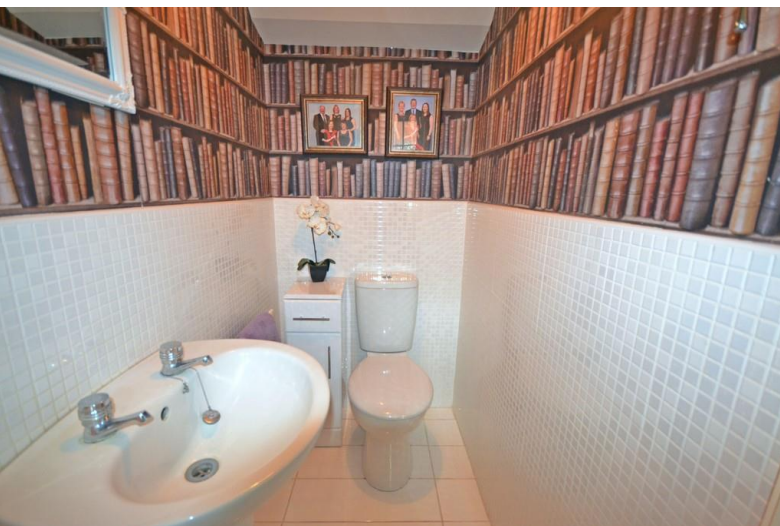
First Floor

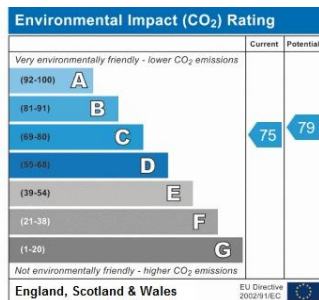
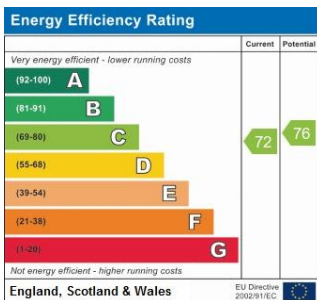
Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 71.5 sq. metres (769.5 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.





COUNCIL TAX BAND
Tax band D

TENURE
Freehold

LOCAL AUTHORITY
Uttlesford District Council

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