



16 Harvey Way

Saffron Walden





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Nestled in a sought-after cul-de-sac location, **16 Harvey Way** is a beautifully presented three-bedroom semi-detached home, offering stylish living spaces and a prime position just 0.6 miles from the bustling Market Square of Saffron Walden. This property also benefits from being within the catchment area for the Ofsted-rated 'Outstanding' Saffron Walden County High School, making it a fantastic choice for families.

The ground floor boasts a bright and airy layout, starting with a welcoming hallway leading to the charming living room. Here, a feature fireplace with a wood-burning stove creates a cosy atmosphere, complemented by large windows that bathe the space in natural light. The adjoining dining room seamlessly connects to the modern kitchen, forming the heart of the home. The kitchen is a true highlight, featuring sleek cabinetry, integrated appliances, and a striking skylight, which floods the room with light. Bi-folding doors open to a delightful garden, creating an ideal setting for entertaining.

The first floor comprises three well-proportioned bedrooms, each thoughtfully designed, and a contemporary shower room. The principal bedroom enjoys generous dimensions, while the additional bedrooms are perfect for children or as a home office.

Outside, the property offers a private, enclosed rear garden with a patio area, perfect for al fresco dining, and a lawn bordered by mature planting. The front provides off-road parking and access to the garage.

Located within a vibrant community and a short walk from local amenities, schools, and green spaces, 16 Harvey Way combines convenience and comfort, making it a wonderful place to call home.



Key Features:

- Three Bedrooms
- Semi-Detached Home
- Kitchen With Roof Lantern & Bi-Folding Doors
- Utility Room
- Living Room With Log-Burner
- Off-Street Parking & Garage With EV Charger

Agents Notes:

Tenure: Freehold

EPC Band D

Uttlesford District Council – Tax Band D – £2,222.60PA

All Mains Services Connected

Mobile Coverage: Good Indoor & Outdoor Coverage
Across All Major Networks (Ofcom)

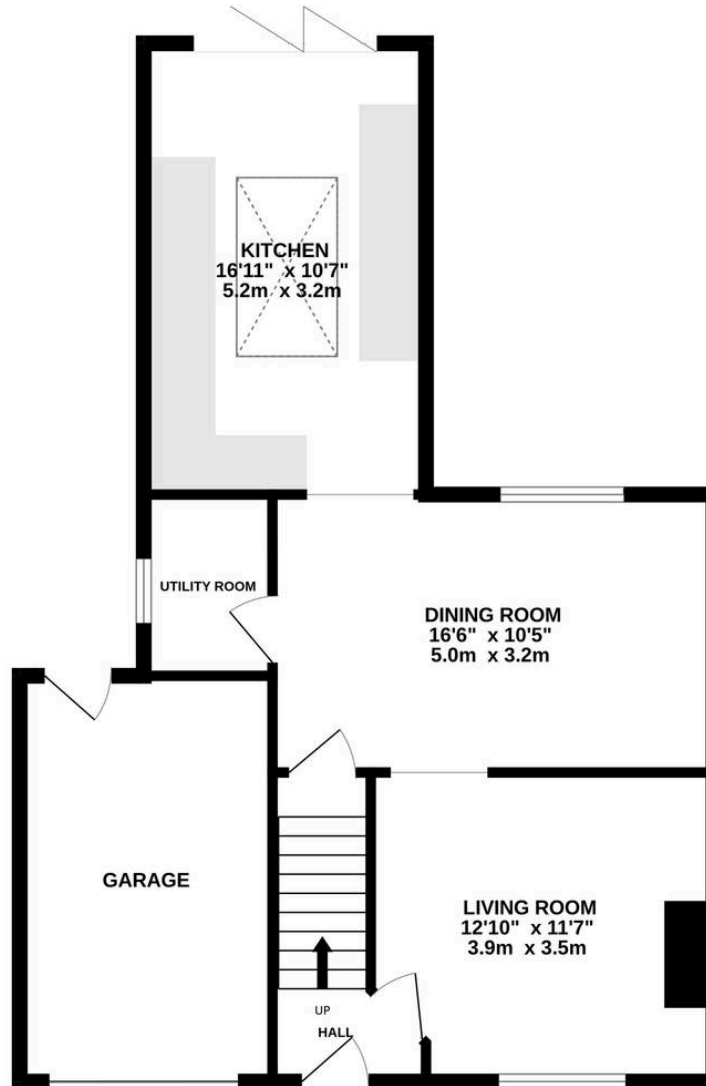
Broadband Coverage: Ultrafast Available, 1,000 Mbps
(Ofcom)

Location:

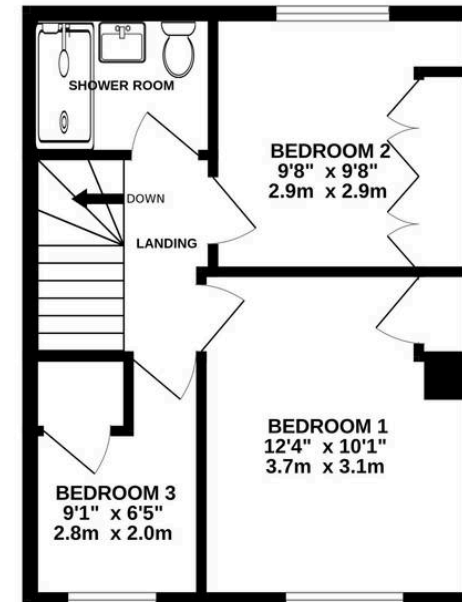
Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

07751 886249 • info@pottrillholland.co.uk • <http://www.pottrillholland.co.uk>

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