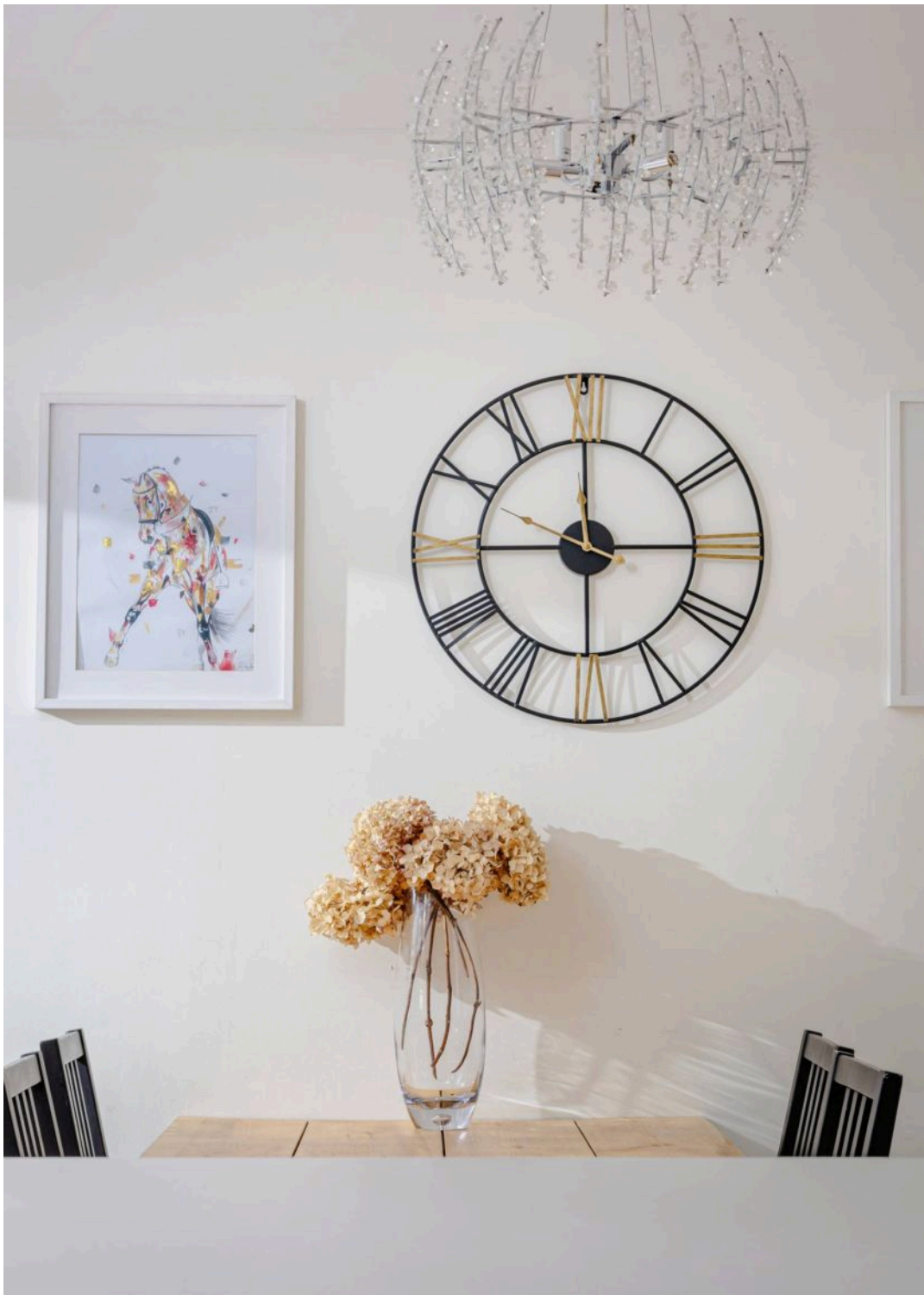




8 Harvey Way

Saffron Walden





8 Harvey Way

Saffron Walden, Essex

8 Harvey Way is a beautifully presented home with a welcoming entrance hall, where stairs lead to the upper floors. From here, you'll find access to the comfortable sitting room as well as a ground-floor shower room. The sitting room is a generous size, featuring a front-facing window and stylish alcove shelving. An open archway leads into the standout space of the home: the spacious kitchen/dining room. With two windows providing views over the rear garden, this light-filled area is ideal for both everyday family life and entertaining. The kitchen is well-appointed with coordinated wall and base units, sleek worktops, and a sink. Integrated appliances include a gas hob with extractor hood and oven. There's also space for a dishwasher and room for a dining table.

A separate utility room provides additional storage, worktop and space for laundry appliances. A door from the utility opens directly onto the rear garden.

On the first floor, the landing leads to two well-proportioned double bedrooms and a family bathroom. The second bedroom features a built-in wardrobe and a window to the front, while the third bedroom overlooks the rear garden. The bathroom includes a panelled bath with a shower attachment, WC, and wash basin.

Upstairs on the second floor is the principal bedroom – a fantastic space with two skylight windows flooding the room with natural light. This room also benefits from excellent built-in storage and its own en suite, complete with a shower cubicle, WC, and wash hand basin.

The front garden is a mix of lawn and paved areas, framed by a flower border of lavender for added kerb appeal. The rear garden has been designed for low-maintenance living, featuring a generous decked area that leads onto a paved terrace – ideal for outdoor dining or relaxing. At the far end of the garden, a gate offers pedestrian access to the garage, which also has its own door providing direct access from the garden.



In 2019, planning permission was granted for the erection of single-storey front and rear extensions, as well as the conversion of the loft into a bedroom and shower room, including a rear box dormer. This was approved under the planning reference: **UTT/19/2756/HHF** with Uttlesford District Council.

Agents Notes:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Tax Band C - £1988.84 pa

All Mains Services Connected

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

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

Location:

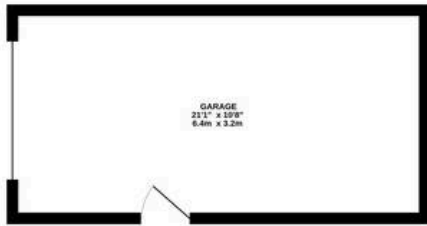
Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling 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.

Key Features

- Attractive semi-detached family home
- Three generously sized double bedrooms
- Separate utility room with garden access
- Ground floor shower room
- Garage located at the rear of the garden with gated access
- Easy walking distance to Saffron Walden town centre



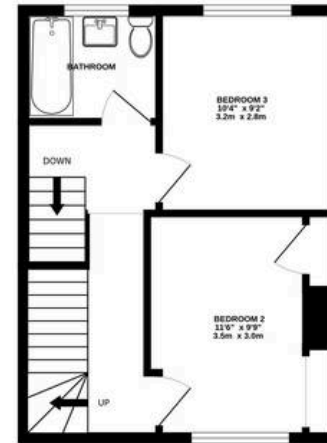
GARAGE
224 sq.ft. (20.8 sq.m.) approx.



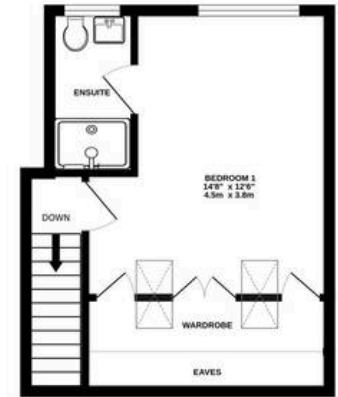
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1084sq.ft. (100.7 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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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.