



Hamel Way, Widdington, SAFFRON WALDEN £525,000 **Freehold**

**KH** Kevin  
Henry



# Key Features

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- Three double bedrooms
- Two en-suites plus family bathroom
- Three reception rooms and modern kitchen
- Lounge leading to courtyard area
- Dining room and large conservatory with underfloor heating

Nestled at the end of a quiet cul-de-sac in the heart of the desirable village of Widdington, this spacious and beautifully presented three-bedroom family home offers generous living space, charming features, and stunning countryside views.

The ground floor boasts three versatile reception rooms. There is a spacious living room with a cozy fireplace that opens directly onto a delightful courtyard seating area-perfect for enjoying your morning coffee. The property also boasts a dining room and a bright and expansive conservatory with underfloor heating offering serene garden views whilst seamlessly blending indoor and outdoor living. The ground floor also benefits from a practical utility room and a convenient shower room.

Upstairs, the first-floor hosts two well-proportioned double bedrooms, a stylish family bathroom, and a handy office area-ideal for home working or study. The top floor reveals a spacious third double bedroom





complete with an en-suite bathroom and ample eaves storage. Outside, the west-facing rear garden is a true highlight, featuring a lush lawn, patio, and decked areas for entertaining, plus an allotment space at the rear for the green-fingered homeowner. To the front, there's a private driveway, access to the garage, and plenty of curb appeal. This is a rare opportunity to secure a large, versatile family home in one of the area's most popular villages, combining peaceful surroundings with practical living. The village of Widdington is situated off the B1383, Saffron Walden to Bishop's Stortford Road. The village has a thriving community spirit with a mixture of mainly older style properties, a church and village hall. It is only 2 miles from Newport village where there is a mainline railway station connecting to London Liverpool Street, a range of shops, primary and secondary schools. The town of Saffron Walden is about 5 miles distant offering further amenities, whilst Audley End station is some 4 miles to the north.

Porch

Entrance hallway

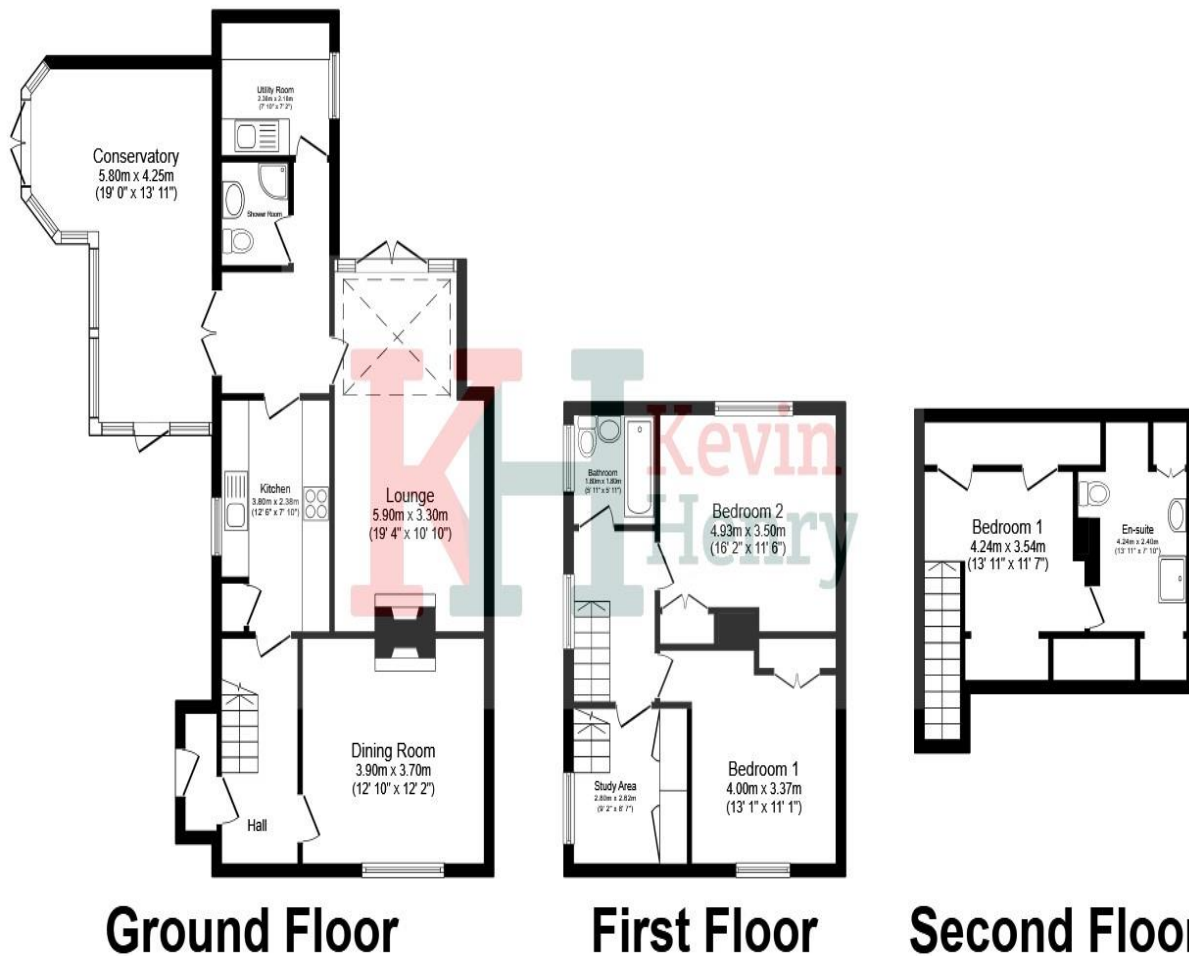
Lounge  
5.90m x 3.30m max  
19'4" x 10'10" max

Dining Room  
3.90m x 3.70m  
12'10" x 12'2"

Kitchen  
3.80m x 2.38m  
12'6" x 7'10"

Conservatory  
5.80m x 4.25m max  
19'0" x 13'11" max





Hallway

Utility Room  
2.38m x 2.18m  
7'10" x 7'2"

Shower Room

First floor landing

Bedroom  
4.93m x 3.35m  
16'2" x 11'6"  
Storage cupboard.

Bedroom  
4.00m x 3.37m  
13'1" x 11'1"  
Built in wardrobe.

Study Area  
2.80m x 2.62m  
9'2" x 8'7"

Bathroom  
Second floor

Bedroom  
4.24m x 3.54m  
13'11" x 11'7"  
Eaves storage space.

En-Suite

Garden

Large west facing rear garden with stunning views to the countryside. Lawn, patio, and decking areas with allotment area to the rear.

To view this property call Kevin Henry on:  
01799 513632

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