



27 Harvey Way, Saffron Walden
CB10 2AP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

27 Harvey Way

Saffron Walden | Essex | CB10 2AP

Offers over £475,000

- A well-proportioned four-bedroom, two-bathroom, semi-detached home
- Two reception rooms, separate home office and ground floor cloakroom
- Kitchen with views over the garden and separate utility room
- Principal bedroom with ensuite
- Three further good size rooms and family bathroom
- Established rear garden
- Integral garage and ample driveway parking
- Popular residential location, just a short 15-minute walk to The Common & town centre

The Property

Occupying a prominent corner position on Harvey Way, this significantly extended four-bedroom, two-bathroom semi-detached family home offers spacious and versatile living accommodation throughout. The property features a generous ground floor layout with two reception rooms, cloakroom, alongside a mature rear garden. The property is boarded by mature hedging to the front and side garden and further benefits from a large block-paved driveway and an integral garage.

The Setting

Harvey Way is well situated only a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

The ground floor offers a thoughtfully arranged and versatile living space. Upon entering through the entrance hall, you are greeted by a bright and spacious sitting room featuring a charming focal fireplace with mantle and a gas fire. A large window also floods the room with natural light. Adjacent to this, the well-proportioned dining room provides a formal space for gatherings, with French doors opening directly onto the rear garden. The heart of the home is the functional kitchen, equipped with a range of white cabinetry, wood-effect worktop and space for appliances. To the rear a practical utility room and a convenient guest cloakroom. Adding to the home's flexibility is a third reception room, currently utilised as a home office, with the added benefit of internal access to the integral garage.





The first floor comprises four comfortable bedrooms and a well-proportioned family bathroom arranged around a central landing. The principal bedroom is a generous double, benefitting from an abundance of natural light and the convenience of a private en-suite shower room. Bedrooms two and three are also spacious doubles, offering flexible layouts for family or guests, while bedroom four is a good size single room. The contemporary family bathroom features a clean white suite with a panelled bath and overhead shower, complemented by neutral tiling. Completing the upper floor is a practical airing cupboard.

Outside

The property is approached via a generous block paved driveway providing ample off-road parking, which leads to the integral garage featuring an up-and-over door. Gated side access brings you through to the beautifully maintained rear garden. Directly to the rear of the house is a large, paved patio area, perfectly positioned for al fresco dining, which steps up to a neat central lawn bordered by mature shrubs and timber fencing. A particular feature is the tranquil garden pond, while a secondary circular patio at the foot of the garden offers a further secluded spot to enjoy the afternoon sun.



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

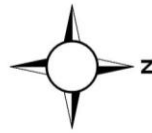
Local Authority – Uttlesford District Council

Council Tax – D



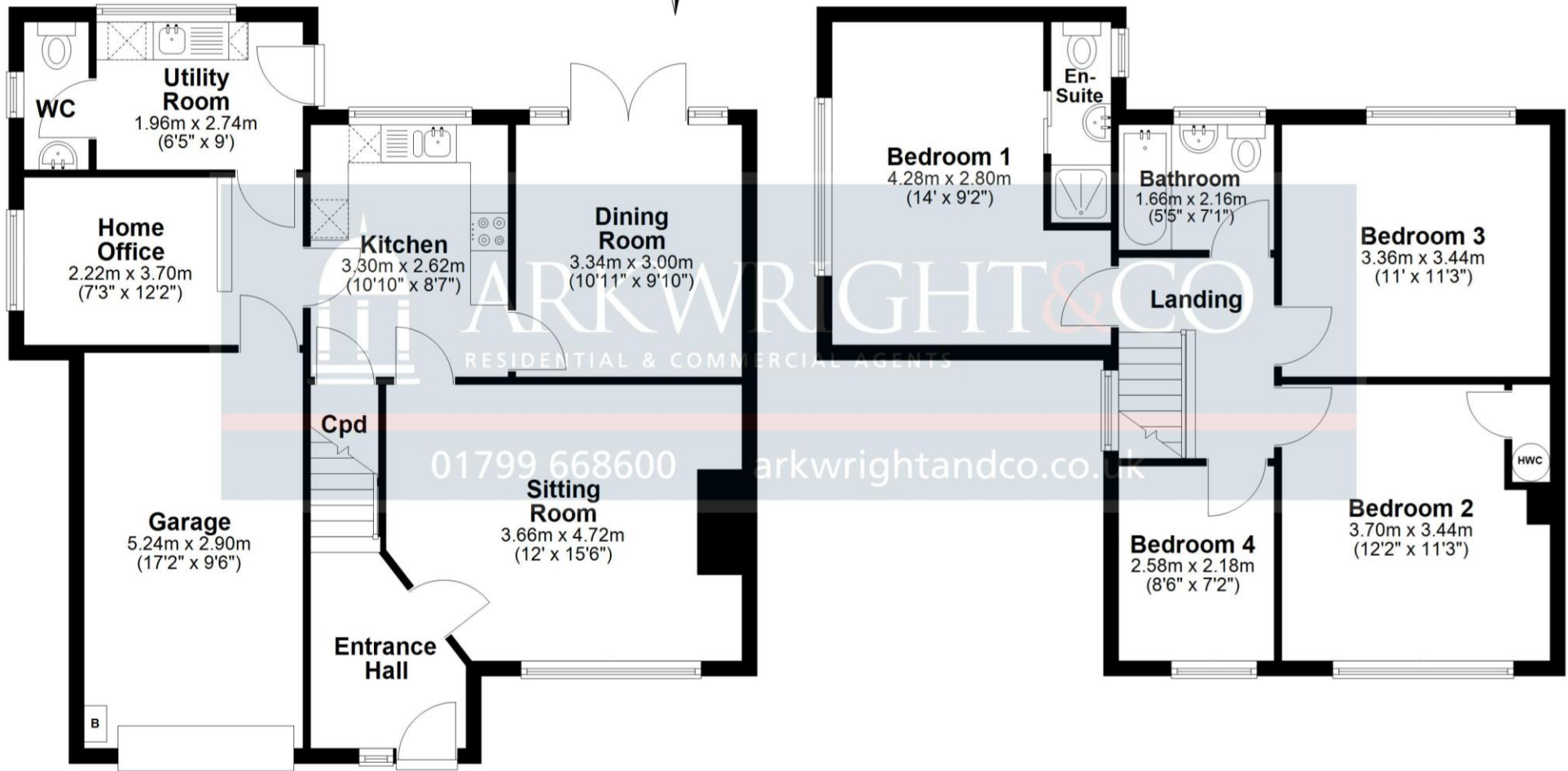
Ground Floor

Main area: approx. 59.0 sq. metres (635.2 sq. feet)
Plus garage, approx. 15.2 sq. metres (163.7 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



Main area: Approx. 115.6 sq. metres (1244.7 sq. feet)

Plus garage, approx. 15.2 sq. metres (163.7 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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