

Harvey Way, Saffron Walden, CB10 2AP

CHEFFINS

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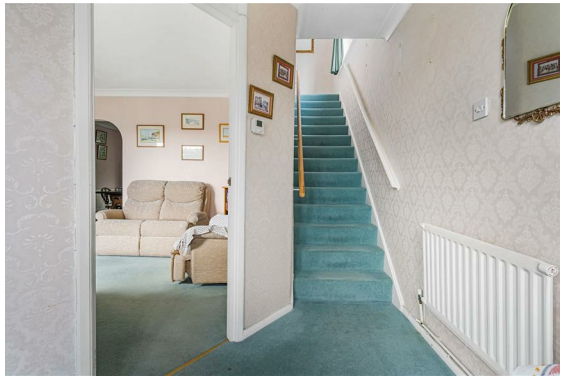
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Guide Price £390,000

- Semi-detached home with scope for modernisation
- Well-proportioned accommodation
- Established west-facing garden
- Garage & driveway
- Ideally located within walking distance of town centre
- Chain free



A three bedroom, semi-detached home offering well-proportioned accommodation with scope for modernisation. The property enjoys an established, west-facing garden, together with a garage and off-street parking. Offered with no upward chain.









LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

ENTRANCE HALL
Entrance door, staircase rising to the first floor and door to:

LIVING ROOM
A large window to the front aspect, fireplace with inset electric fire. Archway to:

DINING ROOM
Door to the kitchen and double doors with adjoining windows to:

CONSERVATORY
Windows to three aspects and a pair of doors providing access to the garden.

KITCHEN
Fitted with base and eye level units with worktop space over, sink unit, gascooker , free-standing fridge freezer and dishwasher and built-in pantry cupboard. Window to the rear aspect and door to:

REAR LOBBY/UTILITY
Washing machine, door to the adjoining garage and door to the rear aspect providing access to the garden. Door to:

CLOAKROOM
Comprising low level WC and wash basin with cupboards beneath. Obscure glazed window to the rear aspect

GARAGE
Vehicular access via a pair of doors from the driveway.

FIRST FLOOR

LANDING
Window to the side aspect, access to the loft space via a drop-down ladder and doors to adjoining rooms.

BEDROOM 1
Large window to the front aspect and built-in cupboard with shelving.

BEDROOM 2
Large window to the rear aspect and built-in wardrobe.

BEDROOM 3
Window to the front aspect.

SHOWER ROOM
Comprising low level WC, pedestal wash basin and large shower enclosure. Obscure glazed window to the rear aspect.

OUTSIDE
To the front of the property there is a paved driveway providing off-street parking for two vehicles and access to the garage. There is gated side access to a west-facing rear garden with patio area and steps up to the garden which is laid to lawn with mature shrubs and trees and a garden shed.

VIEWINGS
By appointment through the Agents.









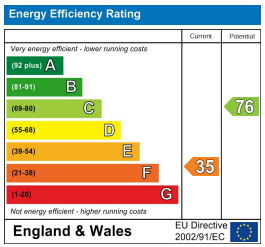












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Tenure - Freehold

Council Tax Band - D

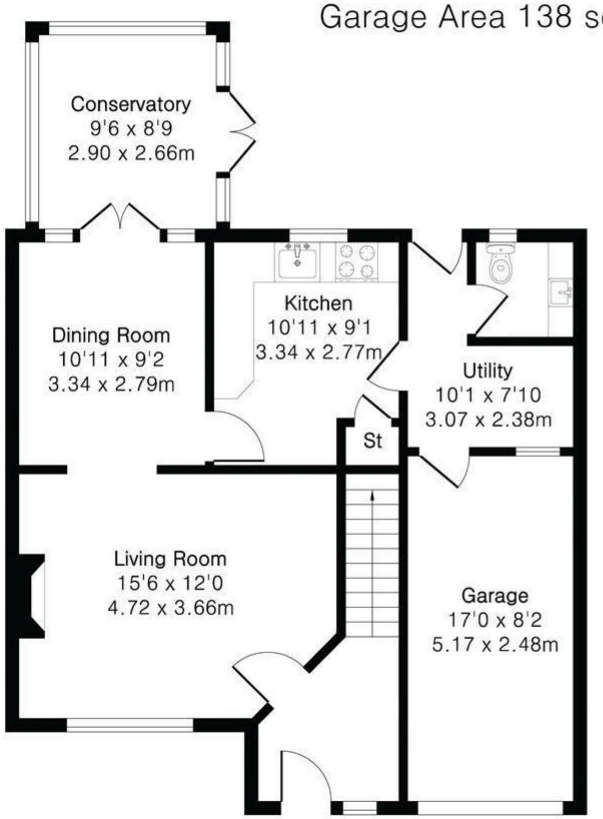
Local Authority - Uttlesford

Approximate Gross Internal Area 1077 sq ft - 100 sq m (Excluding Garage)

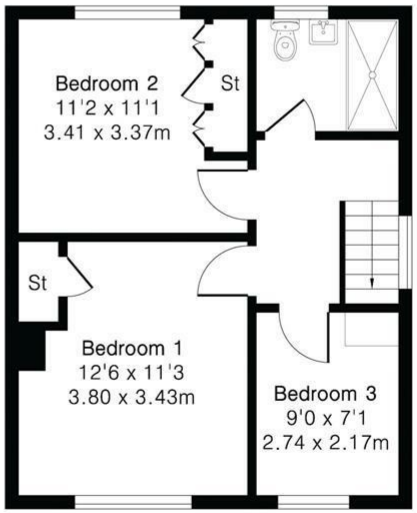
Ground Floor Area 640 sq ft – 59 sq m

First Floor Area 437 sq ft – 41 sq m

Garage Area 138 sq ft – 13 sq m



Ground Floor



First Floor

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.