



87 Goddard Way, Saffron Walden  
CB10 2EB



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 87 Goddard Way

Saffron Walden | Essex | CB10 2EB

## Guide Price £350,000

- A semi-detached three-bedroom family home
- Open plan living/ dining area
- Off road parking
- Detached garage
- Attractive rear garden
- Popular residential area
- EPC: C
- Council Tax Band: C

### The Property

A well-appointed three-bedroom, semi-detached property located within a popular residential development. Benefitting from a detached garage, off road parking and good size rear garden.

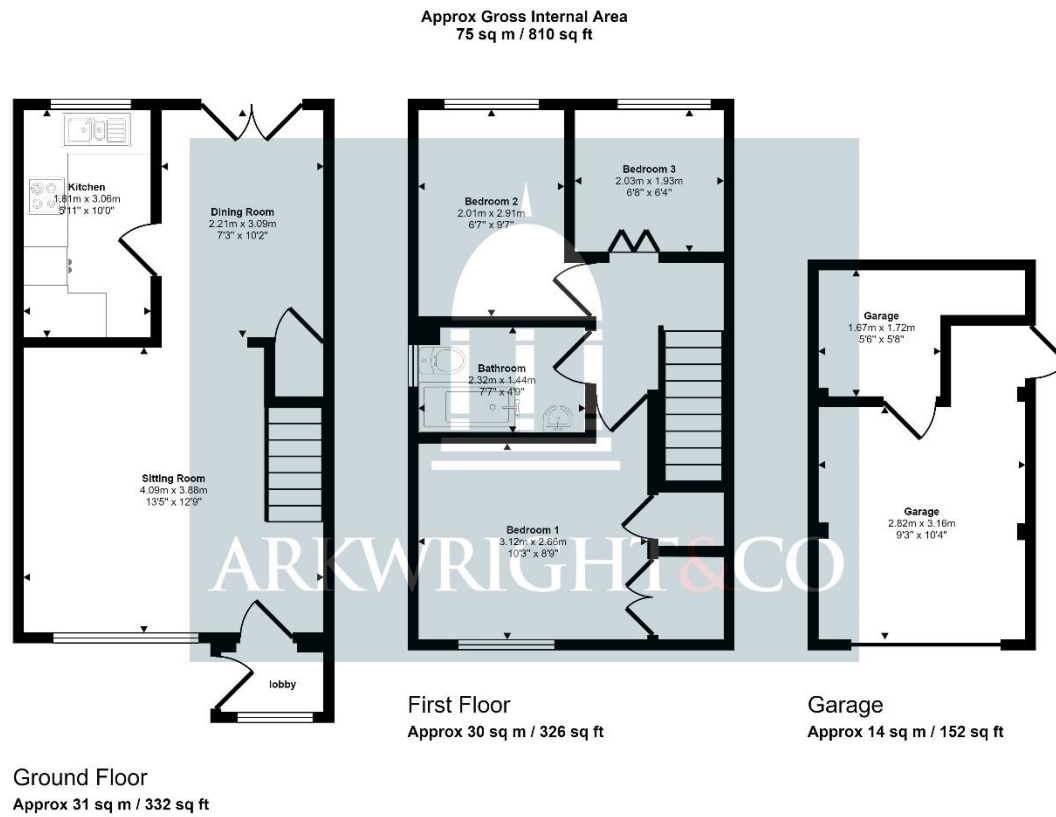
### The Setting

Goddard Way is situated on the edge of this established residential development conveniently situated to the north east of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings, its tree-lined High Street and traditional Market Square, which hosts a vibrant market on Tuesdays and Saturdays. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy, Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport. The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides regular fast-train services to Tottenham Hale in 38 minutes and London Liverpool Street in less than an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

### The Accommodation

In detail the property comprises of an entrance lobby with window to front aspect and door into the sitting room. A generous room with stairs rising to the first floor, large window to front aspect and an opening into the dining room, filled with natural light from double doors opening onto the garden, understair storage cupboard and doors to the kitchen. Fitted with a matching range of eye and base level units with work surface over and inset sink. Integrated appliances include oven, grill and gas hob with extractor fan over. There is space and plumbing for a washing machine and fridge/freezer.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The first-floor landing provides access to the loft hatch and doors to the adjoining rooms. Bedroom one is a double room with window to front aspect, built in wardrobe and storage. Bedroom two is a double room with window to rear aspect. The third bedroom is a good size with window to rear aspect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

### Outside

To the front of the property is a lawned area and driveway to one side, leading to the detached garage with up and over door and light and power fitted. A good size rear garden is laid predominantly to lawn with timber shed and patio area.

### Services

Mains electric, water and drainage are connected. Gas central heating. Ultrafast broadband is available and mobile signal is good.

**Tenure** – Freehold

**Property Type** – Semi – detached

**Property Construction** – Brick built with tiled roof

**Local Authority** – Uttlesford District Council







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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