



115 Goddard Way

Saffron Walden









## 115 Goddard Way

Saffron Walden, Essex

**115 Goddard Way**, Saffron Walden, is a beautiful detached family home located in a sought-after residential area. This spacious property offers families an ideal living space and a fantastic opportunity to make their mark.

### Key Features:

**Three Double Bedrooms:** This property boasts three generously sized double bedrooms, perfect for family living. Bedrooms two and three include built-in wardrobes, providing ample storage space.

**Detached Family Home:** Enjoy the privacy and space of a detached home in a peaceful, friendly community.

**Spacious Living Room:** The large living room provides a welcoming space for relaxation and entertainment. It seamlessly opens into the dining room at the rear, creating a perfect area for family meals and gatherings.

**Kitchen & Utility Room:** The well-equipped kitchen offers plenty of counter space and modern appliances, while the adjacent utility room adds extra convenience for laundry and additional storage.

**En-Suite Shower Room & Family Bathroom:** The master bedroom includes an en-suite shower room for added privacy, while the family bathroom features a bath with a shower over, a wash hand basin, and a toilet.

**Garden on Two Levels:** The garden is thoughtfully designed with two levels. Enjoy the patio terrace area adjacent to the house for outdoor dining and relaxation, while the lower grass area with flower borders offers a perfect space for gardening and play.

**Prime Location:** Situated just a 0.7-mile walk from Saffron Walden Market Square, you'll have easy access to local shops, cafes, and amenities, making it an ideal location for convenience and lifestyle.







This charming property at 115 Goddard Way is perfect for those seeking a comfortable, family-friendly home in a popular residential location. Contact us today to arrange a viewing and experience all that this exceptional home has to offer.

**Agents Notes:**

Tenure: Freehold

Uttlesford District Council - Band D - £2,222.60

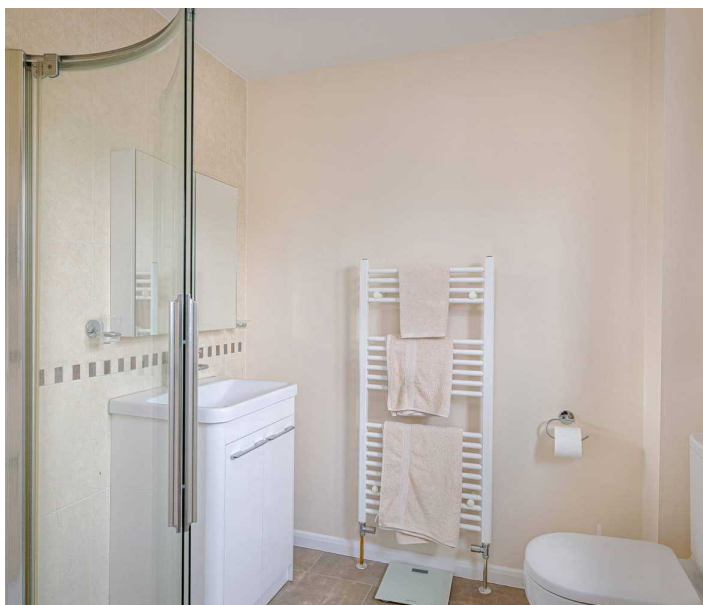
All Mains Services Connected

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

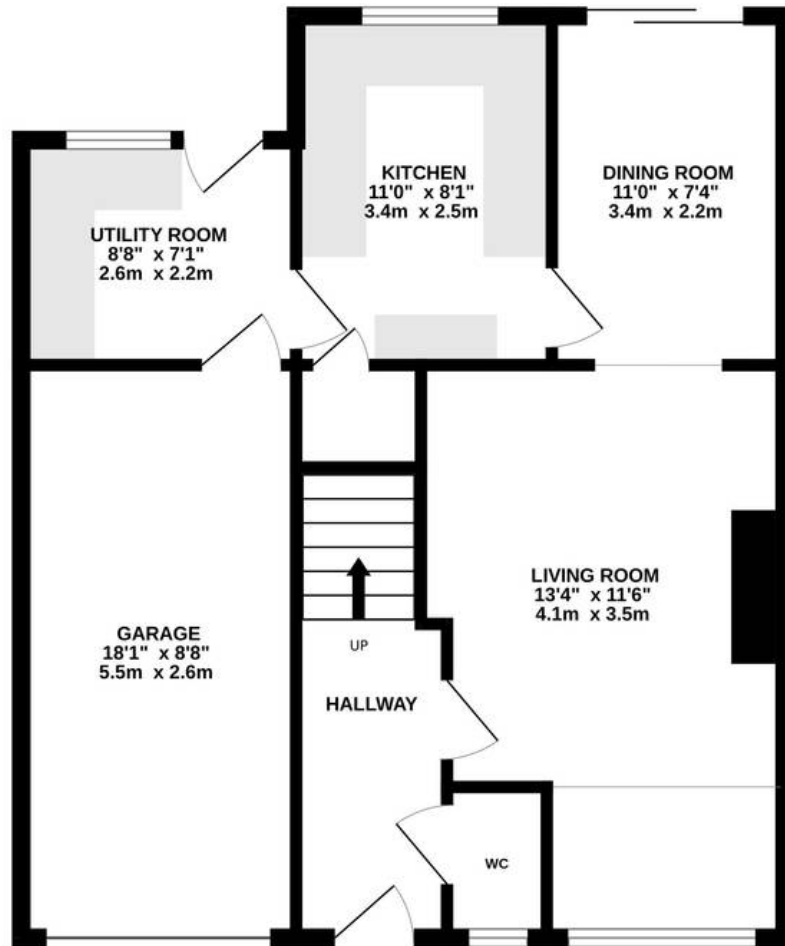
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

**Location:**

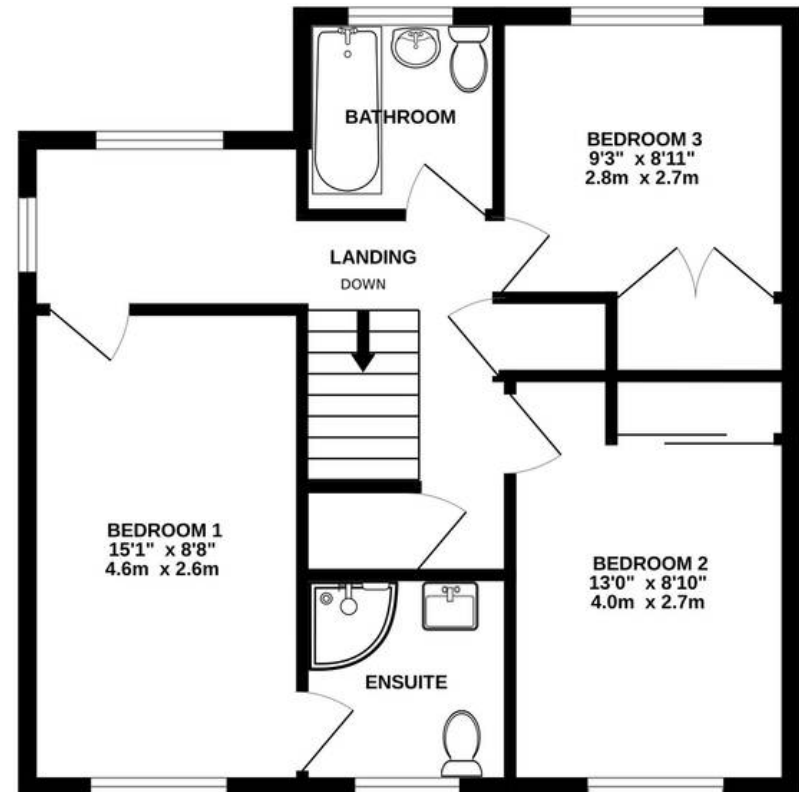
Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with several primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.



**GROUND FLOOR**  
581 sq.ft. (54.0 sq.m.) approx.



**1ST FLOOR**  
553 sq.ft. (51.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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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## Pottrill Holland Property Agents

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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.