



35 De Vigier Avenue, Saffron Walden
CB10 2AY



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

35 De Vigier Avenue

Saffron Walden | Essex | CB10 2AY

Guide Price £400,000

- A three bedroom semi detached house
- Open plan sitting/dining room
- Good size kitchen
- First floor bathroom with separate W.C
- Enclosed rear garden
- Off road parking and single garage
- Popular residential location
- Offered with no upward chain

The Property

A superb and well-proportioned three-bedroom, semi-detached property, ideally located in this well-established development within walking distance of Saffron Walden town centre. Offered with no upward chain.

The Setting

De Vigier Avenue is conveniently situated to the North of Saffron Walden town centre offering ease of access to local schooling, recreational facilities and the variety of shops and amenities that Saffron Walden has to offer to include a twice weekly market, a selection of independent retailers and Waitrose and Tesco stores. There are a number of schools including R A Butler, St Thomas Moore and Saffron Walden County High School which is now an Academy School. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line. Alternatively, the M11 can be accessed at junction 8 & 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

Occupying a tucked-away position within this well-regarded residential area, this spacious and thoughtfully presented three bedroom semi-detached home enjoys a pleasant outlook to the front and offers comfortable, modern living across two floors.

The ground floor accommodation comprises a welcoming entrance hall, a generously proportioned open-plan living and dining room, and a well-equipped kitchen with access to the rear garden.

Upstairs, a spacious and light-filled landing leads to three well-sized bedrooms, including two doubles. A family bathroom and separate WC complete the first floor.





Outside

The property enjoys an elevated setting, set back from the road behind a small front garden. A side driveway provides off-road parking for one vehicle and leads to a single garage.

A gated side access opens into the private and enclosed rear garden, which is of a good size and laid predominantly to lawn. The garden also features a small patio area, ideal for outdoor seating, along with access to the garage via a convenient side door.

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

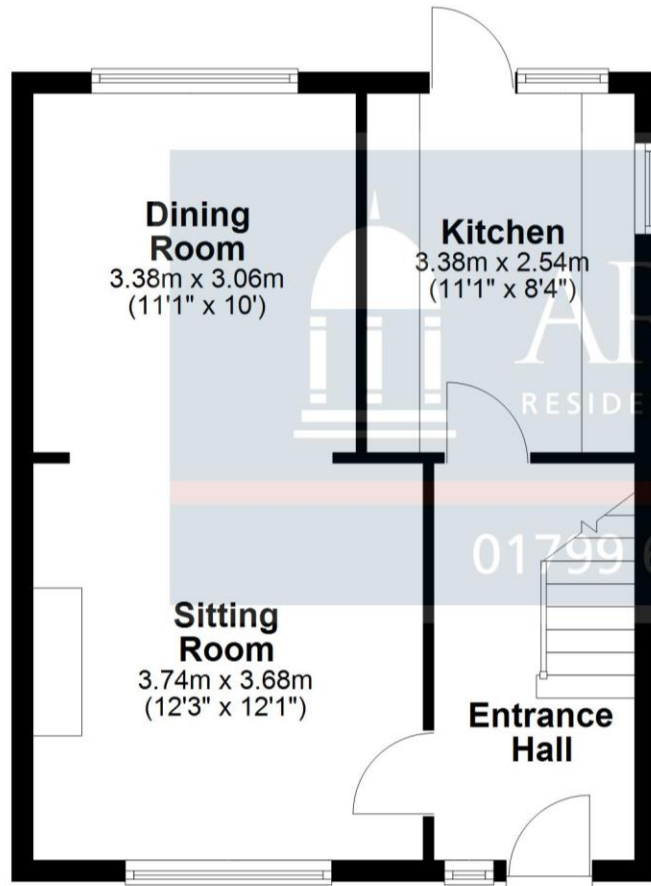
Local Authority – Uttlesford District Council

Council Tax– D



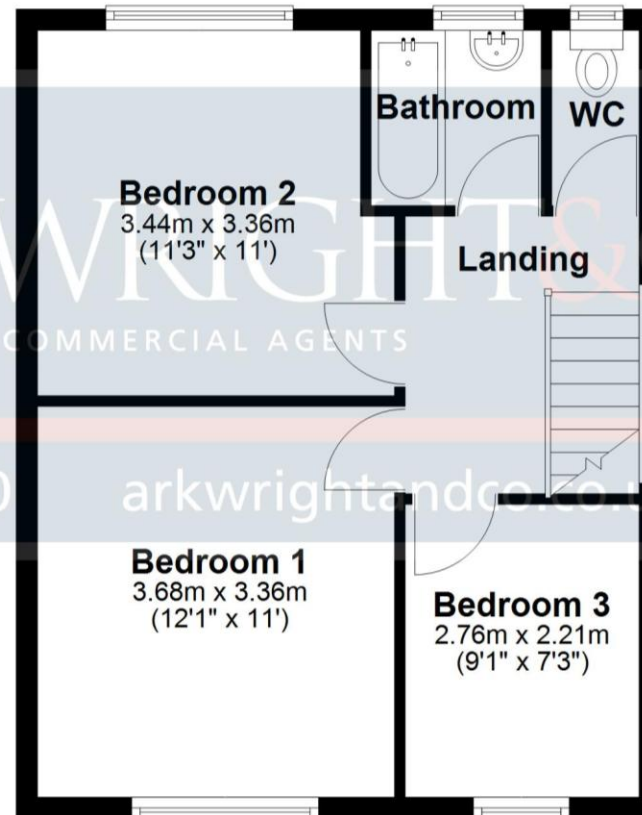
Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Ground Floor

Approx. 10.4 sq. metres (111.8 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 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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