



De Vigier Avenue, Saffron Walden, CB10 2AY

**CHEFFINS**

## De Vigier Avenue

Saffron Walden,  
CB10 2AY

- Four bedrooms
- Beautifully presented accommodation
- Private, south facing rear garden
- Off street parking
- Ground floor suite with kitchenette and shower room

A beautifully presented and deceptively spacious four bedroom semi-detached home situated in a popular residential location. The property has bright and well proportioned accommodation throughout together with off street parking and private rear garden.

4 2 3

**Guide Price £450,000**





## 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 and double glazed door leading directly into garden, doors to adjoining rooms.

### INNER HALLWAY

Stairs leading to first floor and doors to adjoining rooms.

### OPEN PLAN KITCHEN

Part panelling to walls, double glazed windows with fitted wooden shutters to the front aspect, fitted with range of base and eye level units, 4 ring gas Bosch hob with oven below, cooker hood above, tiled splashback, integrated slimline dishwasher, integrated washing machine, integrated fridge/freezer, Bosch microwave oven. Archway to:

### PANTRY AREA

Fitted with base and eye level storage cupboards.

### LIVING/SITTING ROOM

Electric fireplace with oak mantel above and stone hearth, large double glazed picture window providing views over the rear garden, patio door leading into garden.

### BEDROOM 4

A vaulted room with a pair of Velux windows and an obscure double glazed window to front aspect providing a good degree of natural light.

## SMALL KITCHENETTE

Base and eye level units, stainless steel sink with stainless steel taps, splashback tiles, space for fridge.

### STUDY

Double glazed windows to the front aspect.

### SHOWER ROOM

Heated towel rail, tiled flooring, part tiled wall, low level w.c., obscure double glazed window to the rear aspect, ceramic wash hand basin with stainless steel tap, walk-in shower with shower above.

## FIRST FLOOR

### LANDING

Storage cupboard housing boiler and doors to adjoining rooms.

### BEDROOM 1

A pair of double glazed windows overlooking front aspect, built-in storage cupboards.

### BEDROOM 2

Double glazed windows to rear aspect overlooking garden.

### BEDROOM 3

Built-in cupboard, double glazed windows overlooking the rear aspect.

## FAMILY BATHROOM

Obscure double glazed windows to the side and front aspect, ceramic wash hand basin with vanity cupboard beneath, stainless steel taps, low level w.c., panelled bath with shower above, tiled walls, tiled flooring, heated towel rail.

## OUTSIDE

To the front of the property there is a block paved walkway leading directly to the front door, predominantly shingled, several mature trees. Off-street parking for two vehicles.

To the rear south facing garden predominantly laid to lawn with mature shrubs, flower borders, storage shed. Patio area, small timber frame pergola, wooden fences bordering.

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.

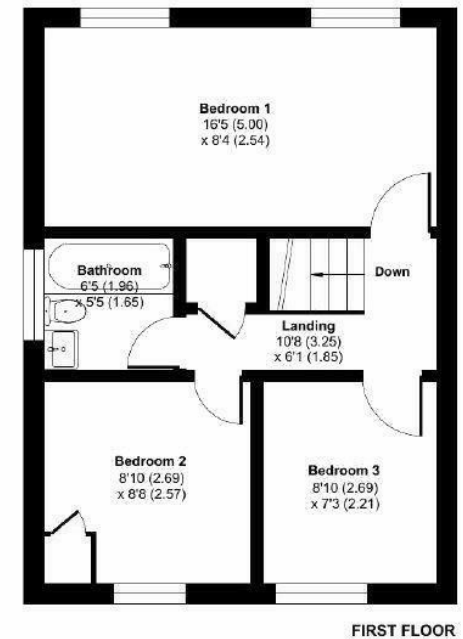




# De Vigier Avenue, Saffron Walden, CB10

Approximate Area = 987 sq ft / 92 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £450,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford



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