CHEFFINS

Victoria Avenue

Saffron Walden,
CB11 3AD

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Guide Price £725,000

- Character Property
- Period Features
- 3 Reception Rooms
- Garage & Off-street Parking
- Cellar
- Chain Free

A charming Victorian home situated in one of the town's most favoured locations offering a wealth of period features such as high ceilings, original fireplaces, cellar and with the added advantage of a garden room and garage providing off-street parking.

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 DOOR
Opening to:

SITTING ROOM
Bay window to the front aspect and window to the side aspect, feature fireplace with gas fire and bespoke fitted cabinet with shelving above.

INNER HALLWAY
Staircase rising to the first floor, doors to adjoining rooms and door and ladder staircase leading to the basement.

DINING ROOM
Windows to the side aspect and feature fireplace.

KITCHEN/DINER
Fitted with a range of base and eye level units with worktop space over, stainless steel sink, four ring electric hob and electric double oven, space and plumbing for dishwasher. Window and glazed door to the side aspect and opening to:

GARDEN ROOM
Velux windows providing a good degree of natural light and glazed French doors to the side aspect. Door to:

UTILITY ROOM
Comprising base and eye level units, stainless steel sink, space and plumbing for washing machine. Part-glazed door to the side aspect and window to the rear aspect. Door to:

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

FIRST FLOOR

LANDING
Doors to adjoining rooms and access to the loft space.

BEDROOM 1
Windows to the front aspect and built-in wardrobe.

BEDROOM 2
Window to the side aspect.

BEDROOM 3
Windows to the side and rear aspects, feature cast iron fireplace and built-in airing cupboard.

BATHROOM
Comprising pedestal wash basin, low level WC, panelled bath, separate shower enclosure and obscure glazed window to the side aspect.

BASEMENT
A dry basement housing the gas fired boiler and a radiator.
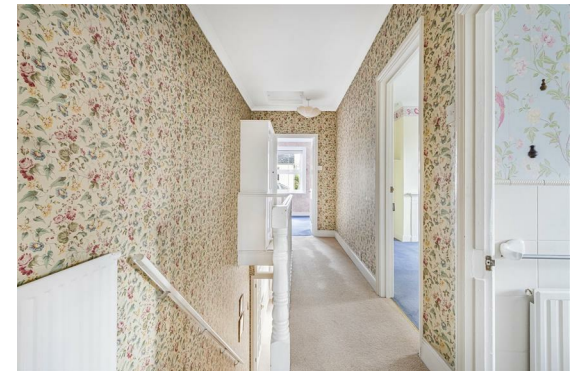
OUTSIDE
To the front of the property there is a dropped kerb providing access to the former garage. The walled front garden features a number of flower and shrub beds and a block paved pathway leading to the front door. There is gated access to the rear garden which has a large paved terrace for al fresco entertaining and a central lawn with shrub beds bordering.
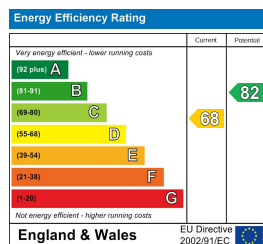
GARAGE
Currently with a personal door to the front, however, a vehicular access door could be easily reinstated. Power and lighting connected, window to the side aspect and personal door to the rear.

VIEWINGS
By appointment through the Agents.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		82
(81-91) **B**		
(69-80) **C**		
(55-68) **D**	68	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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Tenure – Freehold

Council Tax Band – E
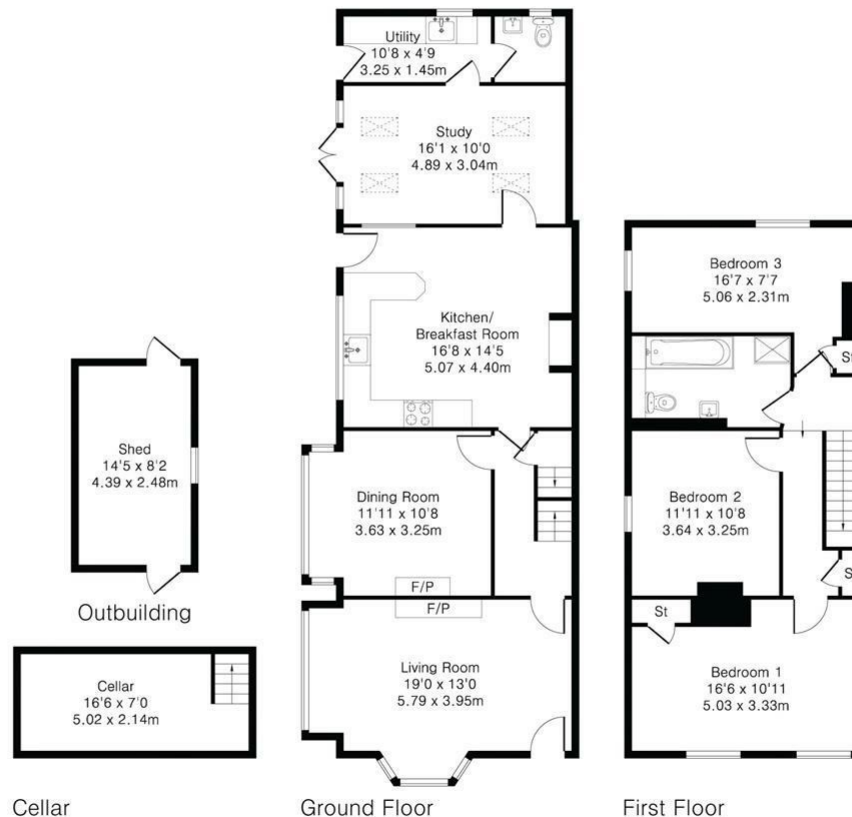
Local Authority – Uttlesford

Approximate Gross Internal Area 1781 sq ft - 166 sq m
Cellar Area 116 sq ft – 11 sq m
Ground Floor Area 924 sq ft – 86 sq m
First Floor Area 624 sq ft – 58 sq m
Outbuilding Area 117 sq ft – 11 sq m

Utility
10'8 x 4'9
3.25 x 1.45m

Study
16'1 x 10'0
4.89 x 3.04m

Kitchen/
Breakfast Room
16'8 x 14'5
5.07 x 4.40m

Shed
14'5 x 8'2
4.39 x 2.48m

Dining Room
11'11 x 10'8
3.63 x 3.25m

Bedroom 3
16'7 x 7'7
5.06 x 2.31m

Bedroom 2
11'11 x 10'8
3.64 x 3.25m

St

F/P
F/P

Outbuilding

Cellar
16'6 x 7'0
5.02 x 2.14m

Living Room
19'0 x 13'0
5.79 x 3.95m

Bedroom 1
16'6 x 10'11
5.03 x 3.33m

St

St

Cellar

Ground Floor

First Floor

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.
More details can be found at: https://www.gov.uk/stamp-duty-land-tax.
For more information on this property please refer to the Material Information Brochure on our website.

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