



De Vigier Avenue, Saffron Walden, CB10 2BN

**CHEFFINS**



## De Vigier Avenue

Saffron Walden,  
CB10 2BN

- MINIMUM OF A 12 MONTH TENANCY
- THREE/FOUR BEDROOMS
- LARGE LIVING AREA
- COUNTRYSIDE VIEWS
- GARAGE
- DRIVEWAY FOR TWO CARS
- GARDEN
- UNFURNISHED

A spacious and well presented four bedroom home benefiting from gardens, garage and off road parking for two cars. This generous home is located within a short walk of Saffron Walden Town Centre and offered on an unfurnished basis and available now.



**£1,800 PCM**





## 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

With doors leading through to adjoining rooms and stairs ascending to the first floor.

### LIVING/DINING AREA

A large space with patio doors opening out to the garden and window to the side aspect. There is also a piano located in this room which would remain in the property. Door leading through to:

### INNER HALLWAY

Housing the fridge freezer and additional storage.

### KITCHEN

With low and eye level units with work surface over as well as dishwasher, integrated oven, hob and extractor. Window overlooking the front aspect.

### UTILITY ROOM

With W/C and housing the washing machine and tumble dryer. Obscured window overlooking the front aspect.

### FIRST FLOOR

## LANDING

With doors leading through to adjoining rooms, storage cupboard as well as access to the loft with pull down ladder.

### BEDROOM ONE

A fantastic sized double with views overlooking the rear aspect.

### BEDROOM TWO

Another good sized double with views overlooking the rear aspect.

### BEDROOM THREE

A child's room or study with window overlooking the front aspect and door through to:

### BEDROOM FOUR

A good sized single room or further home office. With window overlooking the front aspect.

## BATHROOM

A white three piece suite comprising panelled bath with shower over, W/C and sink. Obscured window overlooks the side aspect.

## OUTSIDE

Externally the property boasts front and rear gardens as well as garage with off road parking for two cars.

## VIEWINGS

Strictly by appointment through the agent.

### LETTING AGENT NOTES

Holding deposit : £415.00

For more information on this property please refer to the Material Information brochure on our Website.





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

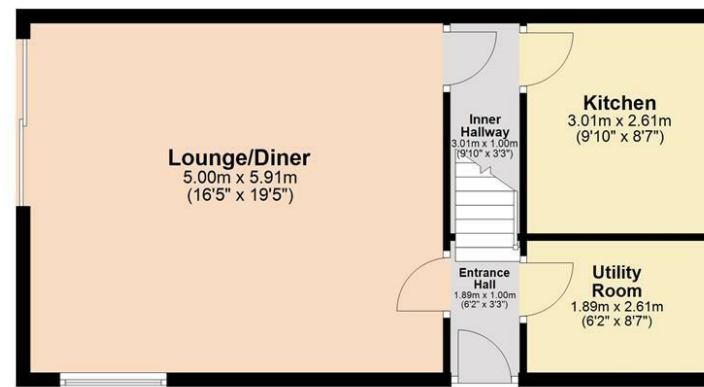
£1,800 PCM  
Council Tax Band – C  
Local Authority – Uttlesford District  
Council

Agents note:  
[For more information on this property please refer to the Material Information Brochure on our website.](#)

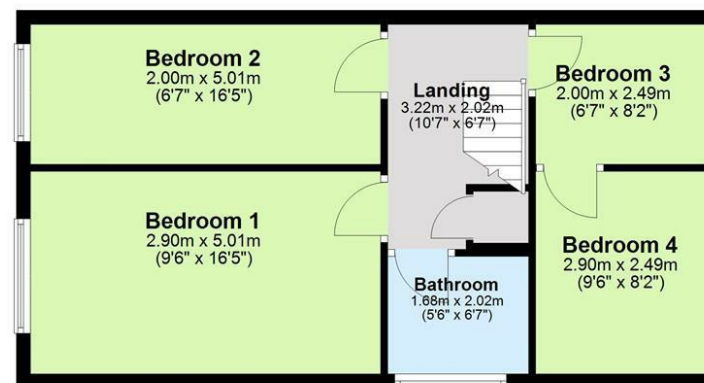
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

**Ground Floor**  
Approx. 48.5 sq. metres (522.4 sq. feet)



**First Floor**  
Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 97.1 sq. metres (1044.8 sq. feet)

