



Victoria Avenue, Saffron Walden, CB11 3AE

**CHEFFINS**



## Victoria Avenue

Saffron Walden,  
CB11 3AE

- Beautifully presented accommodation
- Open plan kitchen/dining/family room
- Four bedrooms
- Bathroom and en suite to principal bedroom
- South facing garden with a studio
- Sought-after location

An extended four bedroom home situated in one of the town's most favoured residential locations. The property offers bright and well proportioned accommodation, together with a south facing rear garden.

4 2 2

**Guide Price £730,000**







## 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, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and heated towel rail.

### LIVING ROOM

Bay window to the front aspect.

### UTILITY/BOOT ROOM

Space and plumbing for washing machine and tumble dryer, ceramic sink unit, fitted shelving and railing and part-obscure glazed door to the side aspect.

### KITCHEN/DINING/FAMILY ROOM

The family room has a feature cast iron fireplace and is open plan to the kitchen/dining area which has a Velux roof window, windows and French doors to the rear aspect providing a good degree of natural light and access to the garden. The kitchen is fitted with base units with quartz worktop space over, ceramic sink unit, space for a range style cooker, integrated dishwasher and space for a free standing fridge freezer.

## FIRST FLOOR

## LANDING

Obscure glazed window to the front aspect, staircase rising to the second floor and doors to adjoining rooms.

### BEDROOM

Window to the rear aspect.

### BATHROOM

Comprising low level WC, ceramic wash basin, free standing bath with shower over and window to the side aspect.

### BEDROOM

Window to the rear aspect.

### BEDROOM

Window to the front aspect.

## SECOND FLOOR

### PRINCIPAL BEDROOM

Window to the front aspect, glazed French doors opening to a Juliet balcony, recess storage and door to:

### EN SUITE

Comprising ceramic wash basin, walk-in shower enclosure, low level WC and heated towel rail.

## OUTSIDE

The garden in the front is block paved with hedge and picket fence bordering. There is gated access to

the south facing rear garden which is predominantly laid to lawn with a paved patio, perfect for al fresco entertaining and a detached summerhouse/studio with power and lighting connected. There is additional gated pedestrian access to the rear of the garden.

## VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	84
EU Directive 2002/91/EC		

Guide Price £730,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

**Approximate Gross Internal Area 1385 sq ft - 128 sq m**

Ground Floor Area 591 sq ft - 55 sq m

First Floor Area 509 sq ft - 47 sq m

Second Floor Area 285 sq ft - 26 sq m



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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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.



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