



61 De Vigier Avenue, Saffron Walden  
CB10 2AY



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 61 De Vigier Avenue

Saffron Walden | Essex | CB10 2AY

Guide Price £475,000

- A beautifully presented 4 bedroom semi detached home
- Enjoying a pleasant, elevated position, tucked away within this well-established development
- Cleverly extended to provide a flexible living space
- Well located withing easy reach of the Town Centre
- Attractive enclosed Garden
- EPC: C
- Off Road Parking
- Council Tax Band: C

## The Property

A well-appointed and extended 3/4 bedroom semi detached home, occupying a pleasant position within this well-established residential development situated on the edge of Saffron Walden town centre.

## 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

In detail, the property comprises of an entrance hall with doors to adjoining rooms and door leading to the rear garden. To the right sits the converted garage which provides a fantastic versatile space, comprising of a double bedroom with Kitchenette area, a shower room and a useful store room. The main house comprises on the ground floor of a light and airy sitting room to the rear with French doors leading out to the rear garden, and to the front is a





modern refitted kitchen, fitted with a range of base and eye level units with granite work surface over incorporating a 4 ring gas hob with extractor fan over and ceramic sink unit. The kitchen benefits from two windows to the front aspect, and a useful recess where there is addition area with further built in units.

On the first floor the property benefits from 3 good size bedrooms including two double rooms, and a modern refitted bathroom suite.

#### Outside

The property is set back from the road with off parking for 2 cars to the front, with the house sitting behind small gravelled front garden with a selection of shrubs and small trees, and a paved pathway leading to the front door.

To the rear the property benefits from an attractive enclosed South facing garden, which is laid mainly to lawn with a variety of shrubs, trees and raised beds, with a raised patio off the back of the property providing wonderful area for some alfresco dining.



#### Services

All main services are connected.

#### Local Authority

Uttlesford District Council

#### Council Tax

C

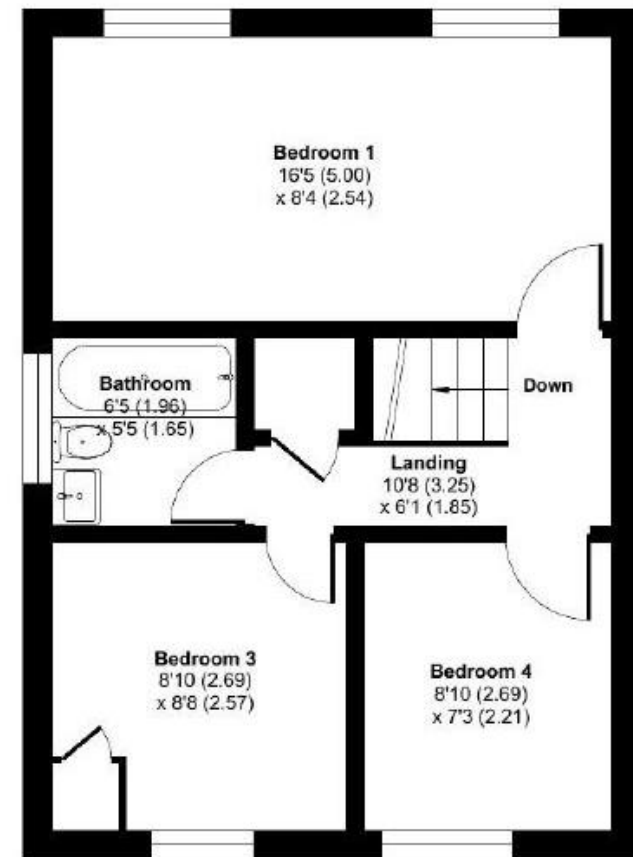


Approximate Area = 987 sq ft / 92 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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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