



Victoria Avenue, Saffron Walden £525,000 **Freehold**



# Key Features



- Beautifully presented family home
- Three bedrooms
- Two large reception rooms
- Attractive kitchen/breakfast room
- Modern bathroom

This gorgeous three-bedroom home is immaculately presented throughout and offers stylish, well-proportioned accommodation ideal for modern family living.

The ground floor features two attractive reception rooms, both benefiting from charming feature fireplaces and providing excellent living and entertaining space. The welcoming living room flows seamlessly into the spacious kitchen/breakfast room, which includes a comfortable seating area. The well-appointed kitchen offers an excellent range of cupboards, ample worktop space, and integrated appliances. Double doors open onto the private, south-facing rear garden, where a peaceful patio



area provides the perfect setting for outdoor dining and relaxation, leading onto a well-maintained lawn. To the first floor are three generously sized bedrooms and a contemporary family bathroom, complete with a separate shower cubicle. Ideally situated on a highly sought-after street, the property is within easy walking distance of well-regarded schools and the town centre, making it a superb choice for families and professionals alike. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.





**Ground Floor**



**First Floor**

Total floor area 108.4 sq.m. (1,167 sq.ft.) approx

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Hallway

Dining Room  
3.20m x 3.00m  
10'6" x 9'10"

Living Room  
3.20m max x 2.60m max  
10'6" max x 8'6" max

Kitchen/Breakfast Room  
4.70m x 2.80m  
15'5" x 9'2"

Landing  
Access to partly boarded and fully insulated loft.

Bedroom One  
3.40m x 3.00m  
11'2" x 9'10"  
Plus built-in wardrobes.

Bedroom Two  
2.60m x 2.30m  
8'6" x 7'7"  
Plus built-in wardrobes.

Bedroom Three

To view this property call Kevin Henry on:  
01799 513632

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