



8 The Avenue, Saffron Walden  
CB11 4GE



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 8 The Avenue

Saffron Walden | Essex | CB11 4GE

Guide Price £360,000

- An attractive two-bedroom property for the over 55's
- Exclusive, high-quality development
- Balcony & courtyard garden
- Ideal location for access to the town centre
- Off road parking
- EPC: B / Council Tax Band: D

## The Property

A superb, two-bedroom property exclusively for the over 55's. Set on an executive development, this home offers generous accommodation to a secluded spot yet within walking distance of the medieval town of Saffron Walden and benefits from off road parking and courtyard garden.

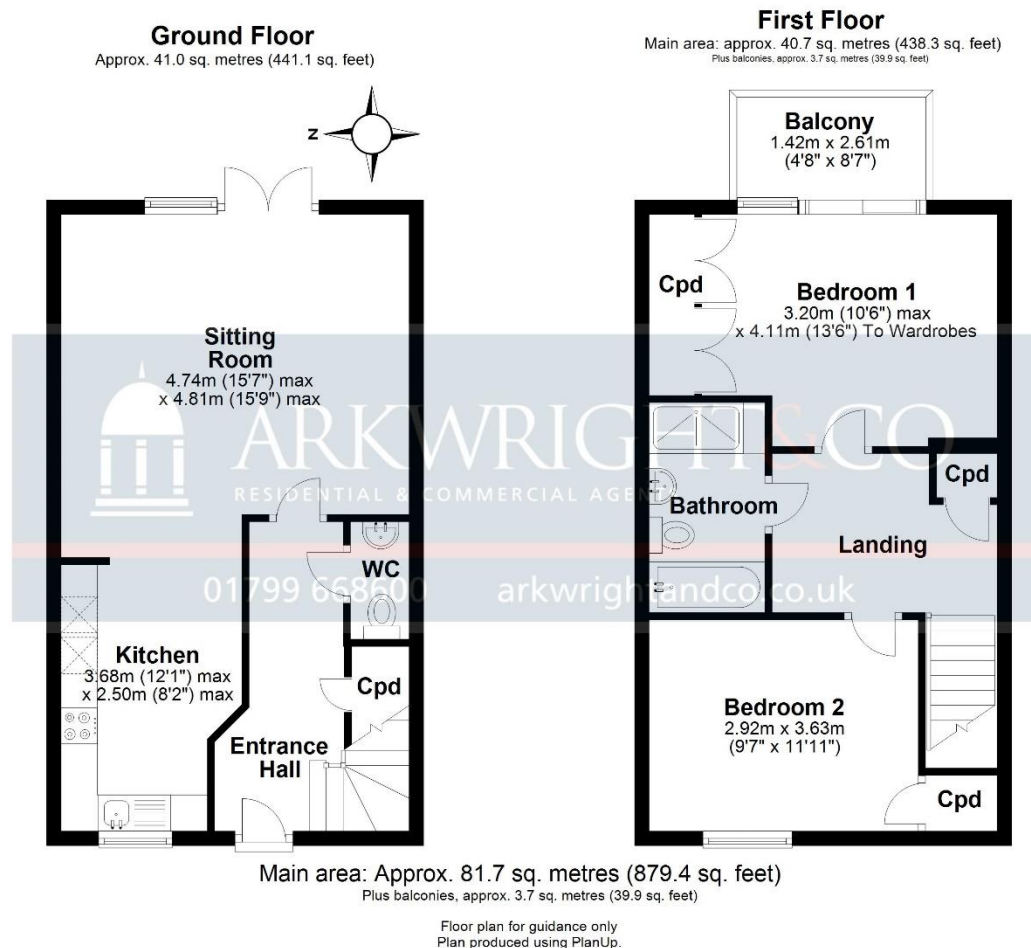
## The Setting

The Avenue is a high-quality development constructed by Hill Residential with contemporary, stylish design maximising natural light and offering high efficiency insulation systems including PV solar heating. The Avenue was awarded What House's Best Development of the Year 2014. No 8 The Avenue forms part of a small collection of properties exclusively for the over 55s. Conveniently situated just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for Saffron Walden County High School as well as other Ofsted outstanding local schooling. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

## The Accommodation

In detail the property comprises an entrance door with adjoining full height window, stairs leading to the first floor with understairs storage cupboard, Amtico flooring which is throughout the ground floor and doors to adjoining rooms. The cloakroom comprises wash hand basin, WC and Amtico flooring. The generous sitting room is filled with natural light from window to rear aspect and double door opening to the rear garden. An opening leads to the kitchen with window to front aspect, fitted with a range of matching base and eye level units, stainless steel sink with chrome tap, integrated Siemens appliances including electric four ring hob with extractor over, electric oven and microwave, fridge freezer, washing machine and dishwasher.





The first-floor landing has doors to adjoining rooms, airing cupboard and access to the loft space. Bedroom one is a generous room with two integrated double wardrobes, windows to the rear aspect and door opening to the Juliette balcony. Bedroom two is a double bedroom with large window to the front aspect and integrated storage cupboard. The family bathroom comprises a panelled bath, WC, wash basin, large shower enclosure with dual shower heads and heated towel rail.

### Outside

The garden to the front of the property is predominantly laid to lawn with travertine paving to the entrance door. To the rear of the property is a private courtyard, with gate leading to the communal landscaped gardens which in turn lead to the private off-road parking space.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council

### Agents Note

Estate charge of £749.73 p.a.





01799 668600

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 used for any other purpose. This is not a contract. For a free valuation, contact the numbers listed on the brochure.

info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



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