



6 Walden Road, Littlebury  
CB11 4TA



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 6 Walden Road

Littlebury | Essex | CB11 4TA

## Offers Over £500,000

- Charming semi detached period cottage
- Grade II listed with an abundance of character and charm
- Bespoke in frame kitchen with underfloor heating
- 3 bedrooms, 2 bathrooms
- Attractive rear garden
- Exposed timbers and original fireplaces
- Picturesque village
- Well located close to Saffron Walden

### The Property

A truly charming 3-bedroom period cottage, occupying a pleasant position nestled away within the picturesque village and well located for ease of access to Saffron Walden and Audley End train station.

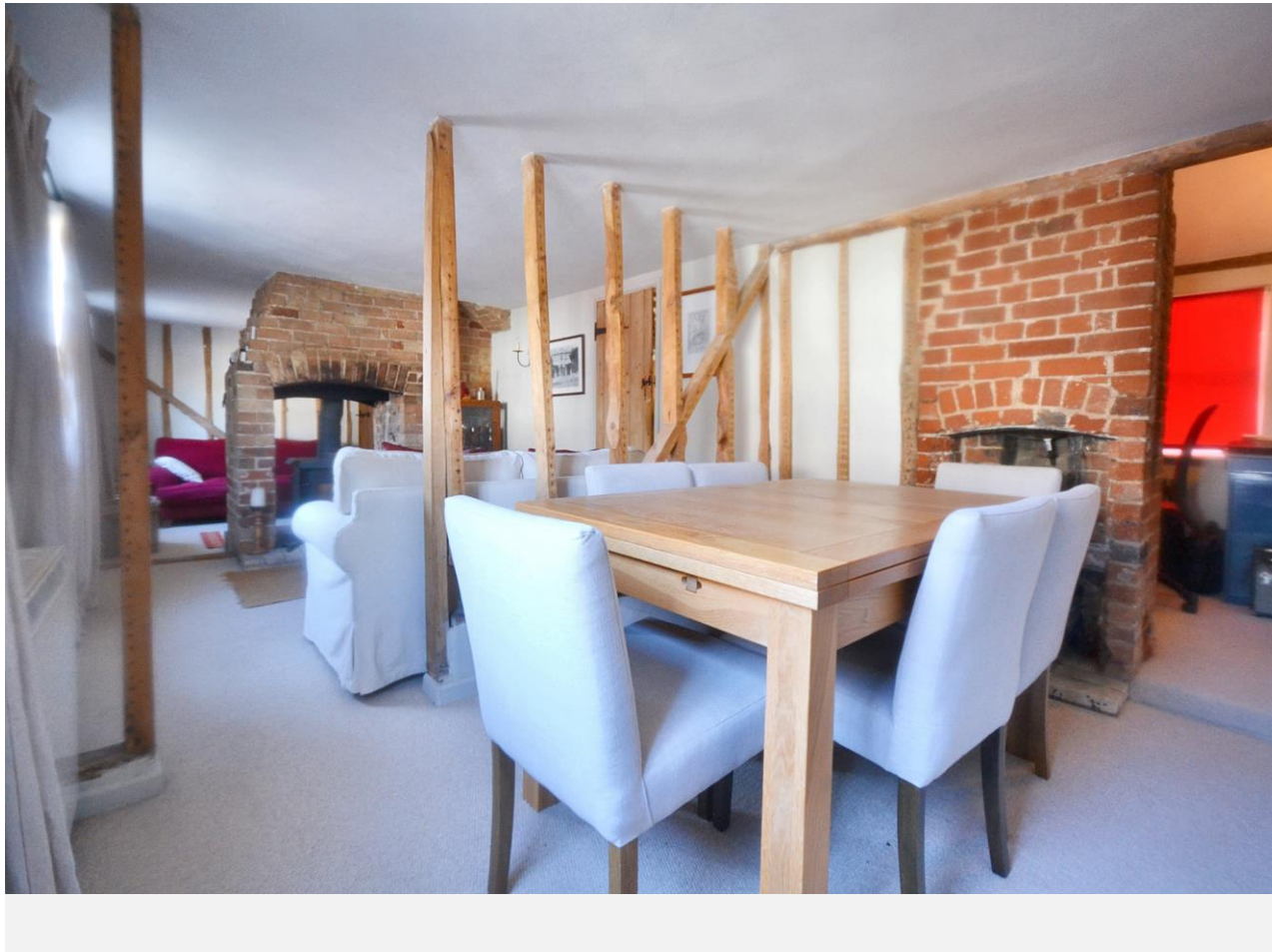
### The Setting

Littlebury is a picturesque and sought after village close to the Cambridgeshire border. In the centre of the village is a Parish Church, in nearby Saffron Walden, just 1.6 miles away, there is an excellent range of day to day shopping and leisure facilities. These include a Waitrose supermarket, a vast array of clubs and societies, a leisure centre and gyms and amenities for use by the whole community. The Saffron Walden County High School complex includes Saffron Screen, a local cinema and Saffron Hall which stages a wide variety of musical and theatrical events. There are also a good range of primary and secondary schools including independent school Dame Bradbury's. For the commuter, Audley End mainline station is 2.4 miles with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes. There is also a station at nearby Gt Chesterford. The M11 (Junction 9 southbound only) is some 3.7 miles.

### The Accommodation

This truly charming Grade II listed cottage, set in the heart of this picturesque village, offers well appointed and flexible living accommodation and is full of character and cottage charm. In detail the accommodation comprises on the ground floor of a large open plan and flexible reception room combining, a living room, dining room, study and snug area. Benefitting from a central chimney breast with back to back log burning stoves, exposed timbers, front entrance door and two windows to front aspect. To the rear is the large open plan kitchen/breakfast room, fitted with a range of base and eye level units with solid wood worksurface over, incorporating a ceramic butler sink and electric hob with extractor fan above and electric oven and grill below. Further appliances include a fridge and freezer and dishwasher. There is





also space and plumbing for a washing machine. A large window to rear provides attractive views over the rear garden, and a stable door leads out to the garden and a side passageway. There are two sets of stairs to the first floor accommodation, one at each end of the kitchen. To one side there are two bedrooms including a double room and a single room, as well as a bathroom. To the other end there is a further double bedroom and a further bathroom.

#### Outside

The property benefits from a good size rear garden which is laid mainly to lawn with a variety of trees shrubs and bushes. There is a garden shed to the rear, a greenhouse, and a side passageway provides access to the front.

#### Services

Mains electric, water and drainage are connected. Heating is electric fired storage heaters and electric underfloor in the kitchen. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold



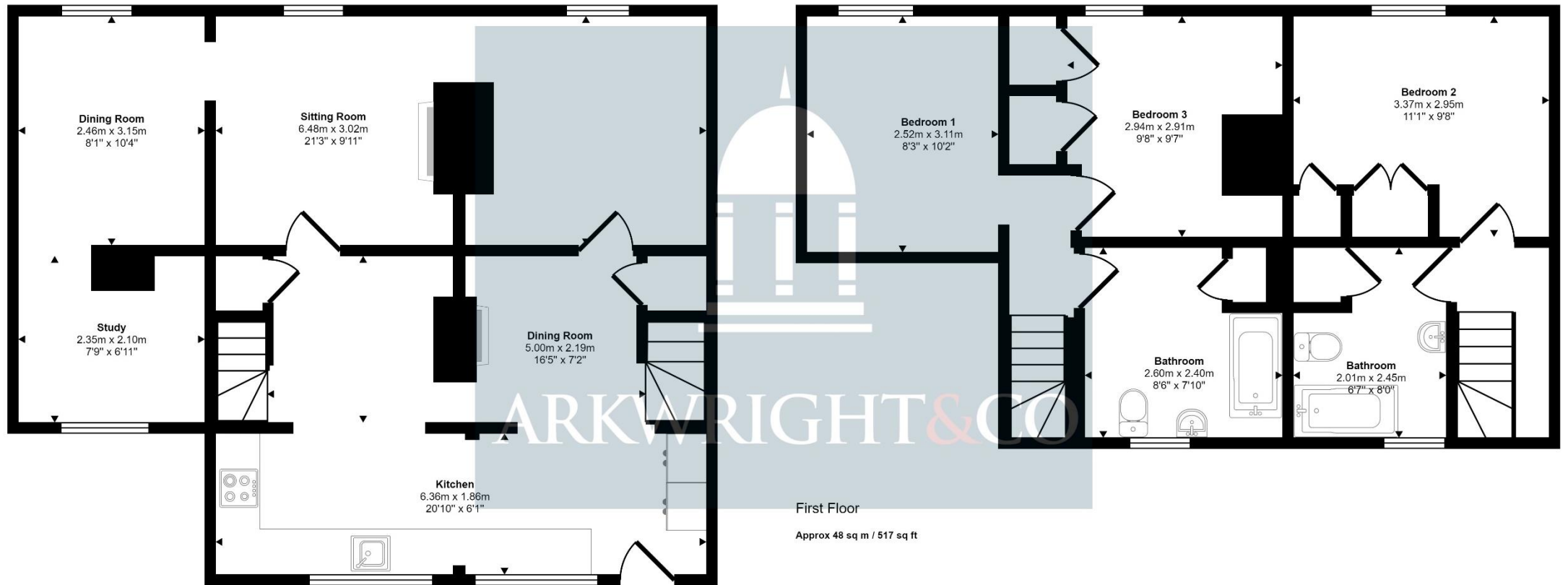
**Property Type** – End of Terrace

**Property Construction** – Early C19 timber-framed and plastered house

**Local Authority** – Uttlesford District Council  
**Council Tax** - D



Approx Gross Internal Area  
109 sq m / 1177 sq ft



First Floor

Approx 48 sq m / 517 sq ft

Ground Floor

Approx 61 sq m / 659 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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