



1A Harefield Rise, Linton
CB21 4LS



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

1A Harefield Rise

Linton | Cambridge | CB21 4LS

Guide Price £475,000

- A well-proportioned three bedroom detached bungalow
- Opportunity to renovate and remodel
- Generous sitting / dining room
- Good size kitchen
- Three-piece bathroom
- Detached garage and off-road parking
- Good size rear garden
- Offered with no upward chain
- EPC: D

The Property

A spacious, three bedroom, detached bungalow with an open plan living/dining room and off road parking, situated in this quiet location a short distance from the centre of the popular South Cambridgeshire village of Linton.

The Setting

Harefield Rise is located just off the Bartlow Road on the east side of the village of Linton. The village is well served with an excellent selection of local shops including public houses, a post office, primary school and the highly regarded village college, with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately within 8 miles and the University City of Cambridge is within 11 miles to the north. Whittlesford and Audley End mainline stations offering a commuter service to London's Liverpool Street are 8 and 9 miles respectively. The M11 motorway access point at Duxford is within 8 miles.

The Accommodation

In detail the property comprises a spacious entrance hall with cloakroom comprises W.C and wash hand basin, built in cupboard housing the hot water tank and doors to the adjoining rooms. The dual aspect sitting room enjoys an abundance of natural light, complemented by a feature fireplace. This flows seamlessly into the dining room with views over the garden. The well-appointed kitchen is fitted with a matching range of eye and base level units with work surface over and space and plumbing for appliances. A personal door provides access to the rear.

Bedroom one is a double bedroom with window to rear aspect and built in wardrobes. Bedroom two is a double room with window to front aspect. A third good size room has a built-in cupboard and window to rear aspect. The family bathroom comprises panelled bath, W.C and wash hand basin.





Outside

The garden is mainly laid to lawn with hedging to the front and to the rear there is a paved terrace with flower beds to both sides and a further paved area to the far corner where there is a small garden shed. There is off road parking and access to the detached single garage with up and over door.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

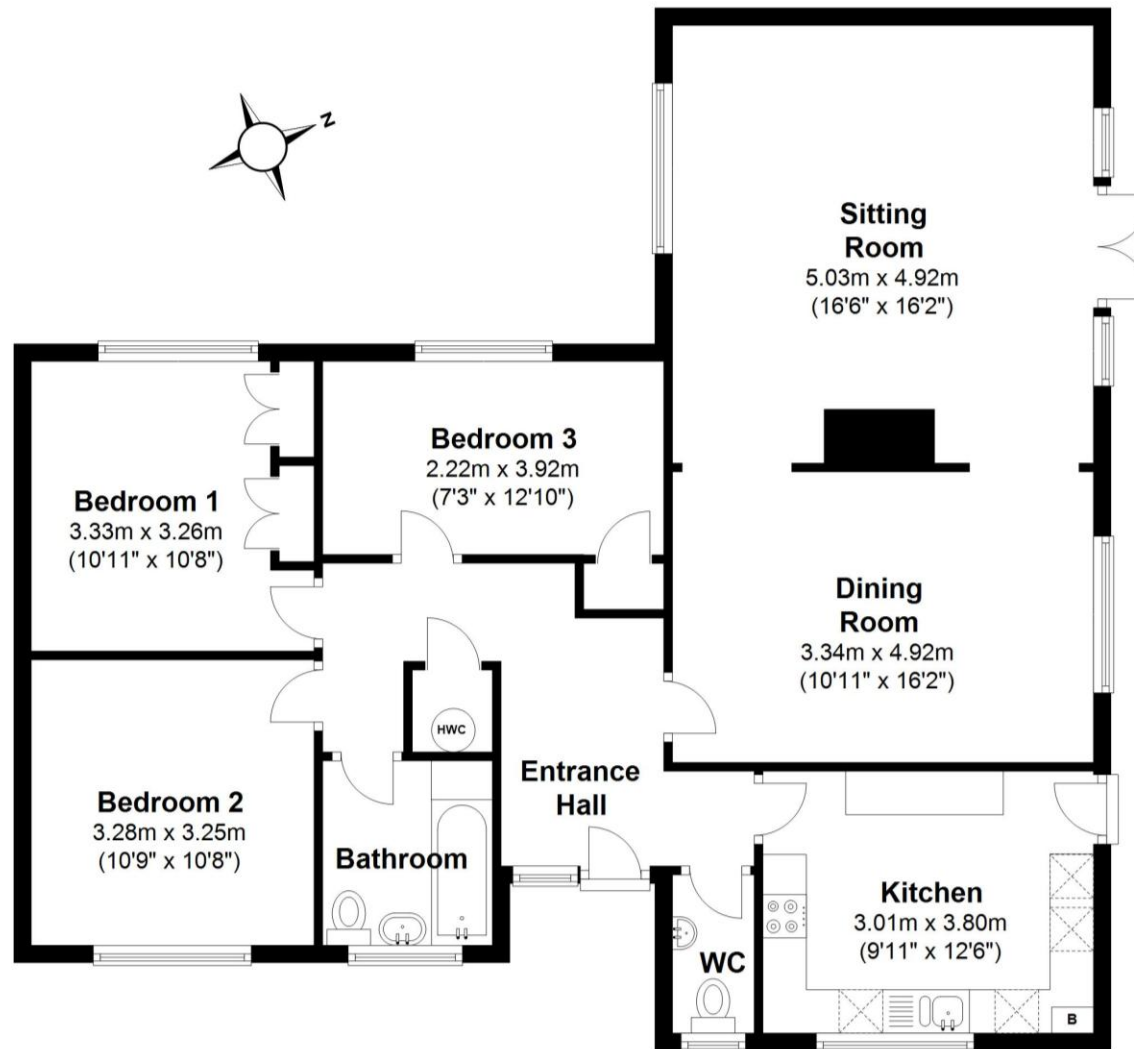
Council Tax– E





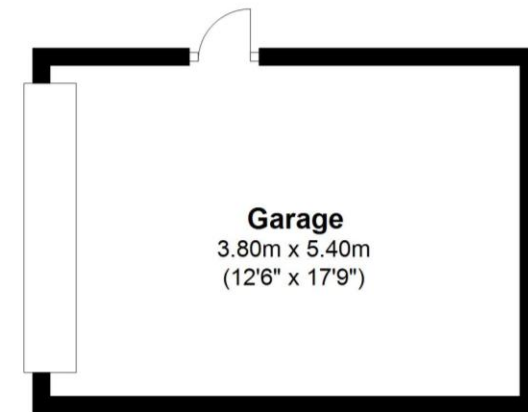
Floor Plan

Approx. 104.3 sq. metres (1122.2 sq. feet)



Outbuilding

Approx. 20.5 sq. metres (220.9 sq. feet)



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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