



**The Brambles, Balsham, CB21 4ED**

**CHEFFINS**



## The Brambles

Balsham,  
CB21 4ED

- No Upward Chain
- Sought After Village Location
- Potential for Extension (STPP)
- Driveway Parking Leading to Double Garage
- Attractive Leafy Setting

A generously proportioned four double bedroom detached family home situated in a popular and rarely available leafy cul-de-sac within this sought after village, offering fantastic potential for extension (STPP). The well planned accommodation extends to 1781 sq. ft. arranged over two floors with the added benefit of driveway parking and a double garage.

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**Guide Price £550,000**





## LOCATION

Balsham lies just over 10 miles to the south east of Cambridge, and benefits from an excellent range of local amenities including its own primary school, delicatessen/coffee shop, stores/post office, fine church, two inns and recreation ground. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittlesford or Audley End, and the M11 motorway access point is at Duxford (Junction 10).

## ENTRANCE HALLWAY

with entrance door, stairs to first floor, doors to:

## LIVING ROOM

with window to front aspect, feature fireplace with tiled hearth and surround, sliding patio door to the garden.

## DINING ROOM

with window to rear aspect, door to:

## KITCHEN

with window to rear aspect, range of matching eye and base level units, worktop with inset one and a half sink unit with mixer tap over, inset 4 ring electric hob with extractor hood over, integrated double oven, part tiled walls, space for fridge/freezer, door to:

## UTILITY ROOM

with window to rear aspect, preparation counter with range of base and eye level units, standalone butler sink, door to garage, door to side access, part tiled walls.

## CLOAKROOM

with window to rear aspect, low level w.c., pedestal wash hand basin with tiled splashback.

## FAMILY ROOM/OFFICE

with window to front aspect.

## ON THE FIRST FLOOR

## LANDING

with window to front aspect, loft access via hatch, cupboard housing hot water cylinder.

## BEDROOM 1

with window to rear aspect, integral double wardrobe.

## BEDROOM 2

with window to front aspect, integral double wardrobe.

## BEDROOM 3

with window to rear aspect.

## BEDROOM 4

with window to front aspect.

## FAMILY BATHROOM

with window to rear aspect, suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over, part tiled walls.

## OUTSIDE

The front of the property benefits from driveway parking leading to the double garage and features a well maintained lawn area with features flower beds, mature shrubs and hedgerows and a pathway to the entrance door.

The mature rear garden enjoys a southerly aspect and wonderful sense of seclusion, mostly laid to lawn with a selection of mature trees and shrubs, a patio area, feature flower beds and gated side access to the driveway.





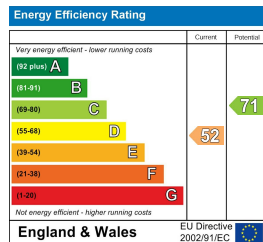
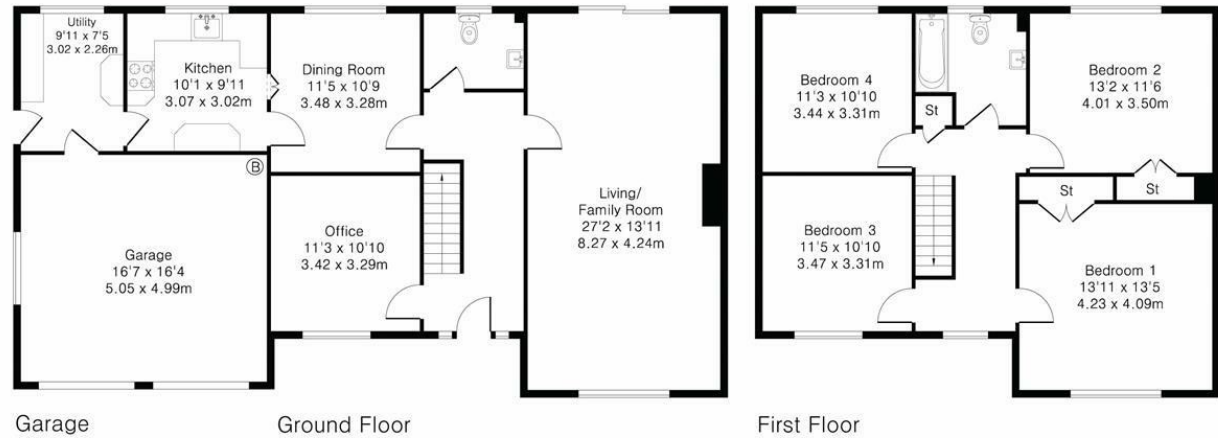


**Approximate Gross Internal Area 1781 sq ft - 165 sq m**

Ground Floor Area 980 sq ft – 91 sq m

First Floor Area 801 sq ft – 74 sq m

Garage Area 291 sq ft – 27 sq m



Guide Price £550,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire District

Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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