



Crossways, Linton, CB21 4NQ



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- Detached home
- Scope for modernisation
- Four bedrooms
- No upward chain
- Driveway and garage

An established four bedroom home situated in a popular residential location. The property offers bright and well-proportioned accommodation, together with a private rear garden, ample off street parking and a garage.

4 1 2

Guide Price £475,000





LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

GROUND FLOOR**ENTRANCE HALL**

Entrance door and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the side aspect.

SITTING ROOM

Window to the front aspect and staircase rising to the first floor. Opening to:

DINING ROOM

Glazed sliding doors to:

CONSERVATORY

Windows to the side and rear elevations and glazed door opening to the garden.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, electric cooker, hob and stainless steel sink, space and plumbing for washing machine and fridge freezer. Window to the rear aspect and glazed door opening to the garden.

FIRST FLOOR**LANDING**

Window to the side aspect, doors to adjoining rooms and airing cupboard.

BEDROOM 1

Window to the rear aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the rear aspect.

SHOWER ROOM

Comprising pedestal wash basin, low level WC, walk-in shower enclosure and obscure glazed window to the side aspect.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking and access to the garage. There is gated side access to the garden which is predominantly laid to lawn with a number of mature trees and hedges.

GARAGE

Up and over door, power and lighting connected and personal door to the rear aspect.

AGENT'S NOTES

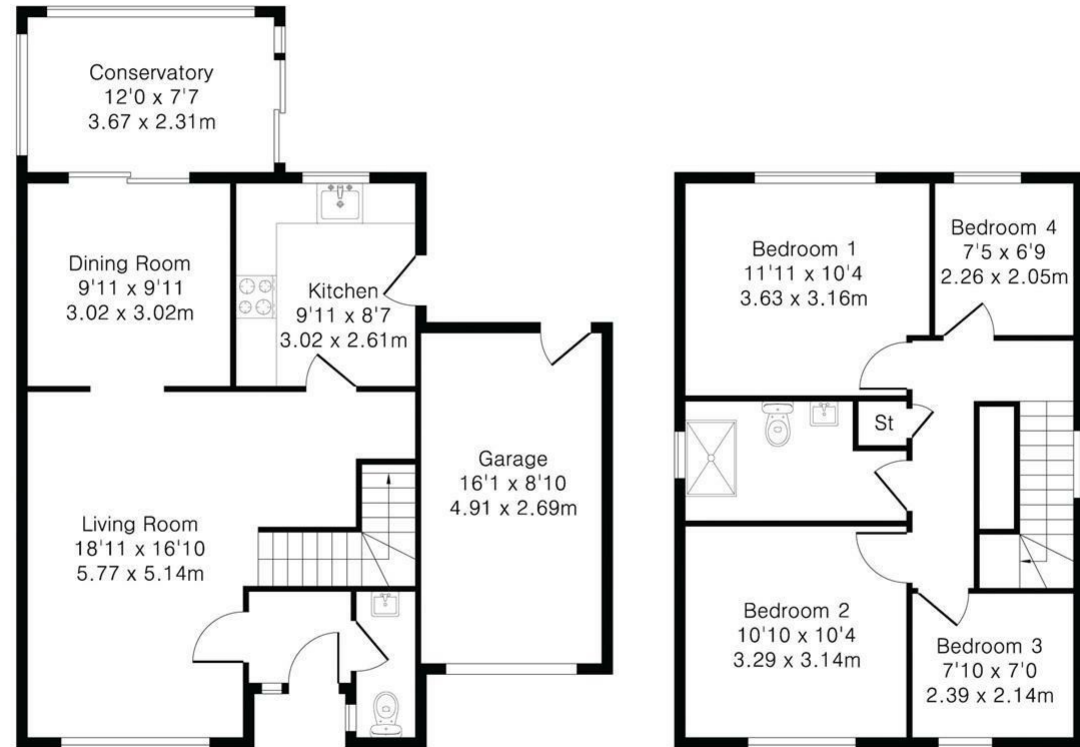
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



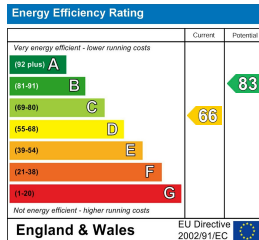
Approximate Gross Internal Area 1107 sq ft – 103 sq m
 Ground Floor Area 595 sq ft – 55 sq m
 First Floor Area 512 sq ft – 48 sq m
 Garage Area 142 sq ft – 13 sq m



Ground Floor

Garage

First Floor



Guide Price £475,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.