



Maltings Cottage, Bartlow, CB21 4PW



Maltings Cottage

Bartlow,
CB21 4PW

- Picturesque location
- Two bedrooms
- Established garden
- Brick outbuilding
- Off street parking
- Handsome cottage

A handsome two bedroom cottage situated in a picturesque village location. The property offers bright and well proportioned accommodation, together with an established rear garden and ample off street parking.

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Guide Price £400,000





LOCATION

Bartlow is a popular village and is well situated for access to the medieval market town of Saffron Walden and Audley End Railway Station offering fast and regular train services into London's Liverpool Street. The University City of Cambridge is 11.5 miles and there are comprehensive shopping, schooling and recreational facilities available in both Saffron Walden and Cambridge. There is also access to the dualled A11 at nearby Great Abington which connects to the M11 (Jt 9 south), and the A505 which in turn leads to the M11 (Jt 10) (north and south) leading to the A14, A1, M1 and M6.

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

LIVING ROOM

Window to the front aspect, feature open fire and bespoke fitted cabinets.

DINING ROOM

Window to the rear aspect, understairs storage cupboard and further fitted cupboard. Opening to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, electric cooker, dishwasher and fridge. Window to the rear aspect and doorway to:

SUN ROOM

Glazed roof and door leading to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and access

to the spacious loft space which offers potential for conversion to a third bedroom, subject to needs and relevant approval.

BEDROOM 1

Window to the front aspect and fitted wardrobe.

BEDROOM 2

Window to the rear aspect and fitted wardrobe and storage cupboard.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment and separate shower over, heated towel rail and window to the rear aspect.

OUTSIDE

The rear garden has a secluded paved terrace for alfresco entertaining and a brick-built outbuilding/utility providing a useful storage area with space and plumbing for a washing machine. A pathway leads to a further garden area which is predominantly laid to lawn with flower and shrub beds bordering and gated rear access to

the gravelled driveway providing off-street parking for two vehicles.

AGENT'S NOTES

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

VIEWINGS

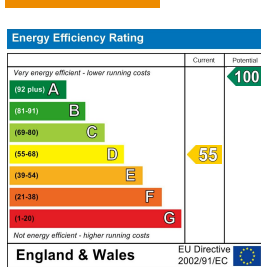
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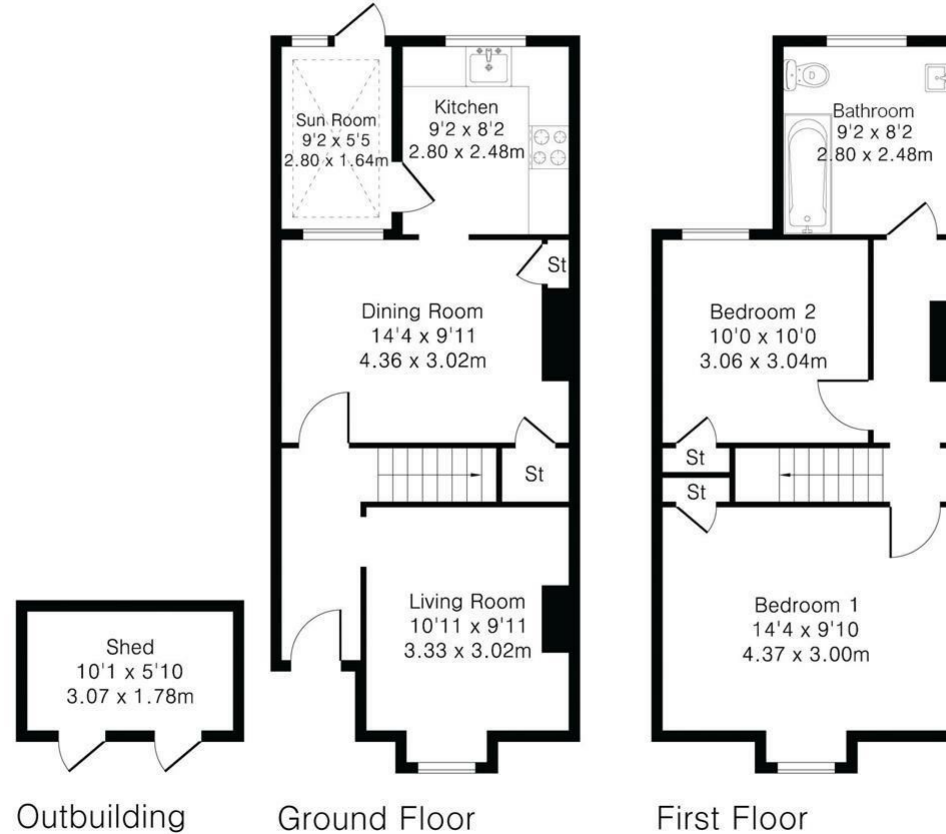




Approximate Gross Internal Area 940 sq ft – 87 sq m
 Ground Floor Area 461 sq ft – 43 sq m
 First Floor Area 420 sq ft – 39 sq m
 Outbuilding Area 59 sq ft – 5 sq m



Guide Price £400,000
 Tenure – Freehold
 Council Tax Band – C
 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.