



Walden Road, Littlebury, CB11 4TA

**CHEFFINS**



## Walden Road

Littlebury,  
CB11 4TA

- Picturesque village location
- Grade II Listed
- Wealth of original features
- Three bedrooms
- Large south facing garden
- No upward chain

An attractive historic Grade II Listed period cottage in a picturesque setting, boasting a wealth of original features including an inglenook fireplace and exposed timbers together with a generous south facing garden. The property is conveniently located for commuters to London and Cambridge. NO UPWARD CHAIN.

3 2 2

**Guide Price £425,000**







## LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.

## GROUND FLOOR

### ENTRANCE HALL

Timber entrance door with ballseye glazed panels, exposed brick flooring and timbers. Steps lead to:-

### SITTING ROOM

A dual aspect room with windows to the front and side aspects overlooking the street scene together with exposed timbers and brick flooring. Open plan studwork leads to:-

### DINING ROOM

A multi purpose living space with an inglenook fire with exposed brickwork and an impressive bressumer and inset stove, exposed brick flooring, staircase rising to the first floor and a pair of windows to the rear aspect overlooking the south facing garden terrace.

### KITCHEN

Comprising a range of base and eye level units with worktop space over, sink unit, slimline dishwasher, hob with oven below, freestanding washing machine and fridge freezer. The kitchen enjoys a good degree of natural light with a window to the side aspect and a further window to the rear overlooking the terrace and garden together with a glazed stable door providing access to the outdoor space.

### BATHROOM

Comprising a bath with independent shower over, vanity wash basin with cupboards below, low level WC, built-in storage cupboards and a pair of windows to the side aspect.

## FIRST FLOOR

### LANDING

A split level landing with window to the front aspect with views of the street scene, cupboard housing the hot water cylinder.

## PRINCIPAL BEDROOM

A triple aspect room with panoramic views of the street and partial views of the nearby rolling countryside, exposed timbers and door leading to a walk-in wardrobe with fitted cupboards.

### BEDROOM 2

Windows to the side and rear aspects with views of the garden.

### BEDROOM 3

Window to the rear aspect, exposed timbers and built-in wardrobe.

## OUTSIDE

The property is in a picturesque location within the village. To the side of the property is a pathway leading to the rear garden which is of a generous proportion, being 130 ft and south facing, and has the potential to be a stunning outdoor space. At the rear of the property is a paved terrace with steps leading up to the garden which is laid to lawn with mature shrubs and bushes. At the end of the garden there are a couple of useful timber sheds.

## VIEWINGS

By appointment through the Agents.







Approximate Gross Internal Area  
89.02 sq m / 958.20 sq ft

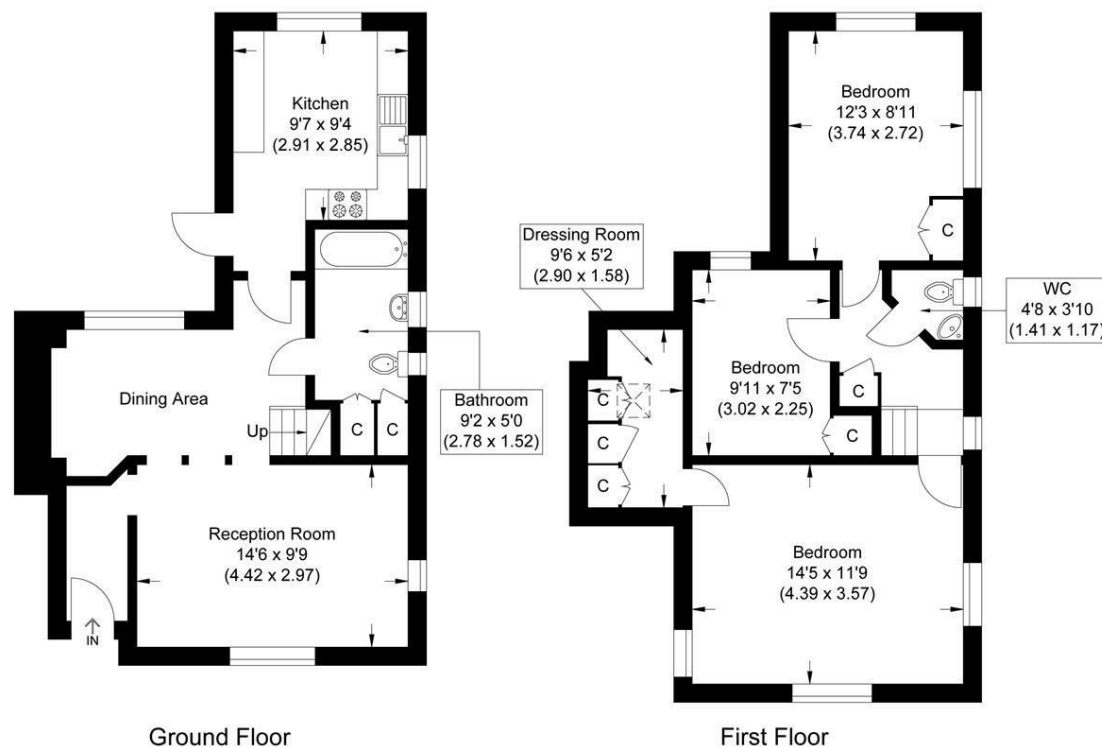


Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £425,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

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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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.