



15 Merton Place

Littlebury, Saffron Walden, Essex





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Nestled in the charming village of Littlebury, **15 Merton Place** is a beautifully extended semi-detached home from the 1950s that offers the perfect blend of modern family living and countryside charm. Located just 2.5 miles from **Audley End** and **Great Chesterford train stations**, this property provides excellent connectivity to both London and Cambridge while being situated in the desirable **Saffron Walden County High School catchment area**.

One of the standout features of this home is the **extended open-plan kitchen, dining, and family room**—a bright and inviting space enhanced by **skylights and bi-folding doors** that lead out to the **west-facing rear garden**. This stylish area is designed for contemporary living, making it perfect for both entertaining and everyday life.

The ground floor also features a **spacious living room**, a **practical utility room**, and a **convenient WC**. Upstairs, the home offers **four well-proportioned bedrooms**, including a **master bedroom with an en-suite shower room and wardrobe**, as well as a family bathroom.

Externally, the property benefits from a **double garage and off-street parking for four cars**, providing ample space for vehicles. The **generous rear garden** enjoys afternoon and evening sun, making it an ideal space for outdoor relaxation. Surrounded by **stunning countryside walks and open views**, this home is perfect for families and nature lovers alike.

This is a fantastic opportunity to secure a stylish and spacious home in a desirable village location. Contact us today to arrange a viewing.



Key Features:

- Four Bedrooms
- Extended Semi-Detached Home
- Stunning Open Plan Kitchen/Dining/Family Room
- Countryside Views
- Popular Village Location
- 2.5-Miles To Audley End & Gt Chesterford Train Stations
- Catchment To Saffron Walden County High School
- Double Garage & Off Street Parking
- West Facing Rear Garden

Agents Notes:

Tenure: Freehold

Uttlesford District Council - Tax Band D - £2,121.09pa

EPC Band TBC

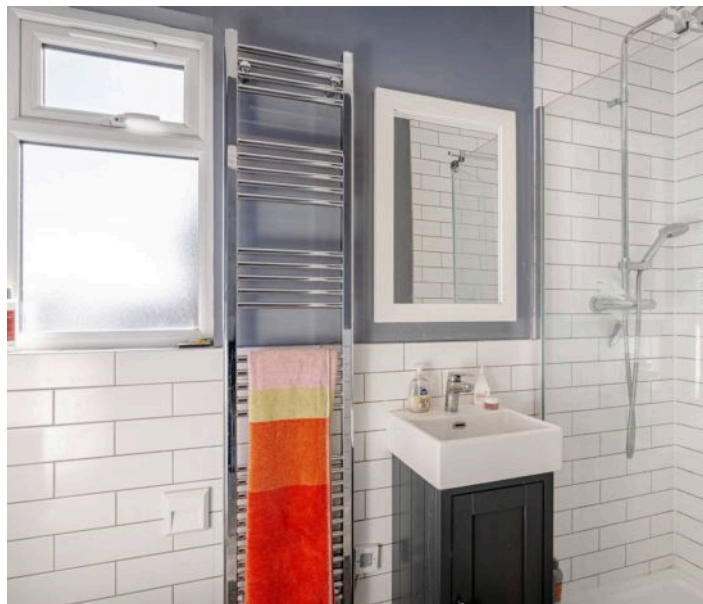
Oil Fired Central Heating, Mains Electric, Water & Drainage

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

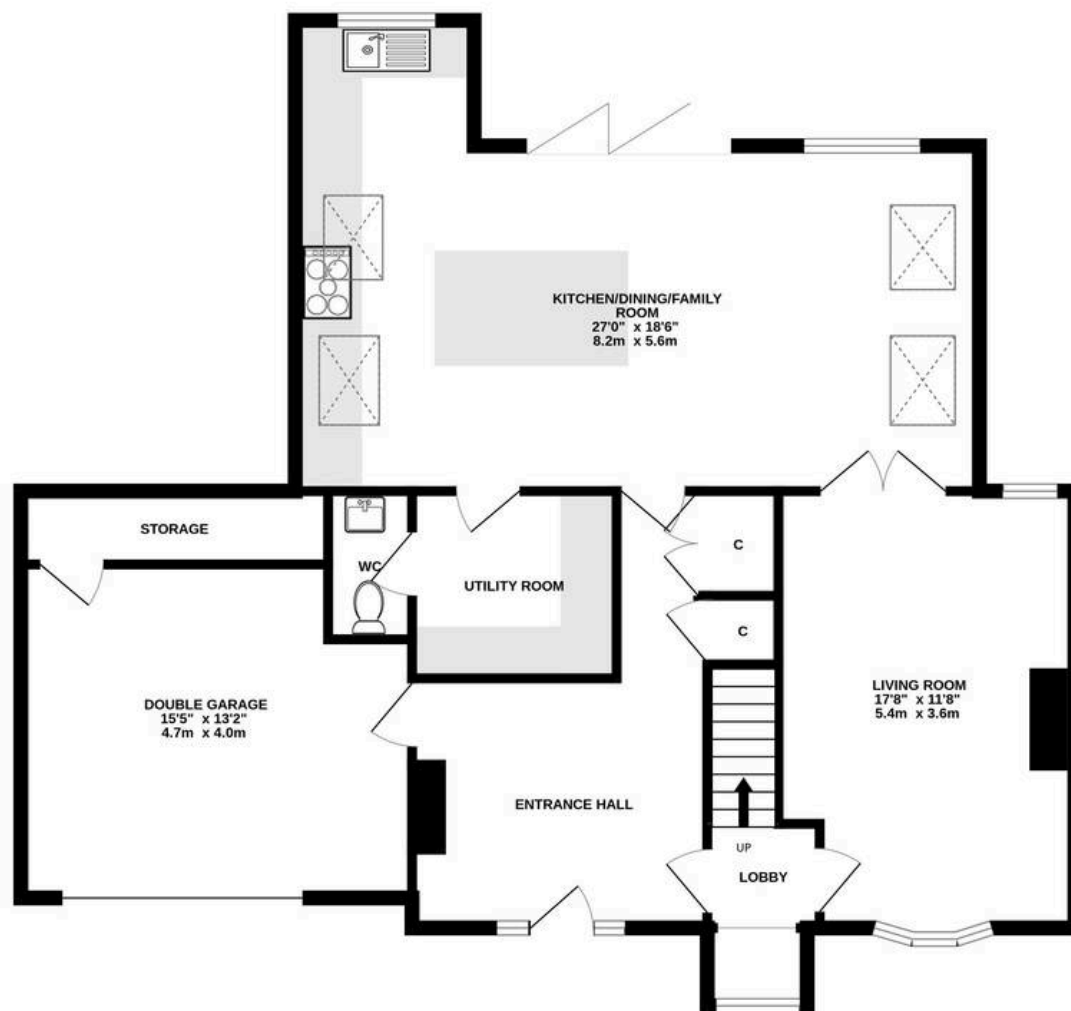
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

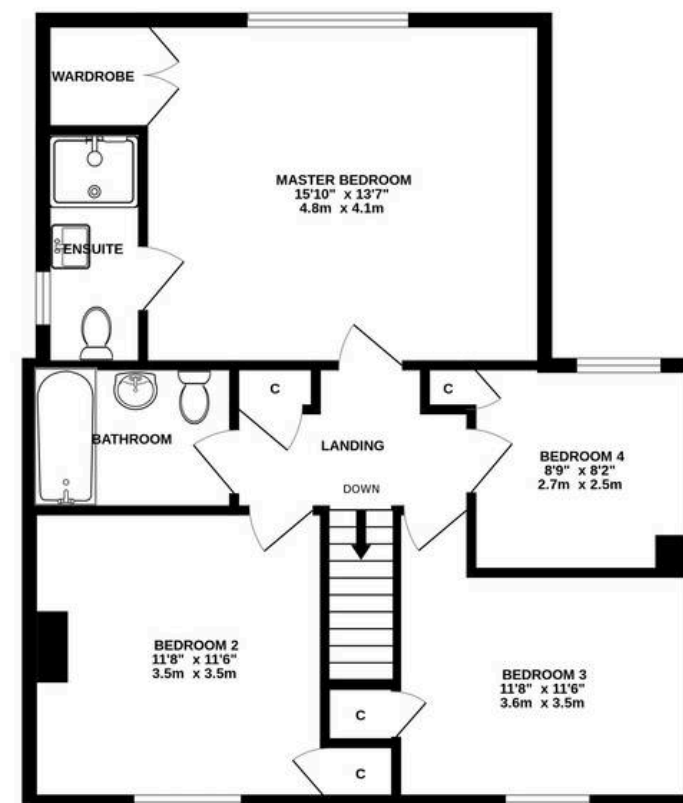
Littlebury is a beautiful village located in the heart of Essex, just 2.5 miles from Audley End Train Station. The village offers direct links to London and Cambridge. Surrounded by rolling countryside, Littlebury has a charming community, historical architecture, and is only a short drive from the bustling market town of Saffron Walden.



GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.