



Bartlow Road, Castle Camps, CB21 4SY

**CHEFFINS**

## Bartlow Road

Castle Camps,  
CB21 4SY

A substantially extended four bedroom property situated in the highly sought-after village of Castle Camps. The property benefits from spacious living accommodation, a large un-overlooked rear garden backing onto paddocks and a driveway providing parking for several vehicles. Offered for sale with no onward chain. (EPC Rating TBC)

### LOCATION

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a farm shop, public free house, primary school, church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.

4 1 2

Guide Price £435,000





Entrance door to:

Entrance Hall: Radiator, stairs, door to:

Dining Room / Study 3.17m (10'5) x 2.72m (8'11) Bay window, fireplace, radiator, door to:

Kitchen/Breakfast Room 4.57m (15') x 3.91m (12'10) Fitted with a matching range of base and eye level units with worktop space over, one-and-a-half bowl sink with mixer tap, double oven range, electric hob with extractor hood over, window to rear, radiator, double door to Sitting Room, storage cupboard, open plan to:



Utility Room 5.26m (17'3) x 1.93m (6'4) Fitted with a matching range of base and eye level units with worktop space over, one-and-a-half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, window to side, radiator, door to garden.

Sitting Room 5.65m (18'6) x 4.29m (14'1) Two windows to rear, bay window, fireplace, French double doors to garden.

WC Obscure window, fitted with two piece suite comprising wash hand basin and low-level WC, radiator.

Landing  
Radiator, door to:

Bedroom 3.63m (11'11) x 2.70m (8'10) Window, radiator, open plan to storage cupboard.

Bedroom 3.97m (13') x 2.48m (8'2) Window, radiator, door to Airing cupboard.

Bedroom 4.33m (14'2) x 2.54m (8'4) Window, radiator.



Bedroom 3.41m (11'2) x 3.08m (10'1) Window to front, radiator, two built-in double wardrobes.

Bathroom Fitted with four piece suite comprising deep panelled bath, wash hand basin, shower cubicle and low-level WC, obscure window, radiator.

Outside There is an impressive patio providing an ideal area for seating with steps leading to a raised lawn area which overlooks paddocks to the rear and is enclosed by mature hedging. There is a large timber built shed. To the side of the property is an access gate leading to the front.

Front: Driveway providing off road parking for several vehicles.

Agents Note -

Viewings By appointment through the Agents.

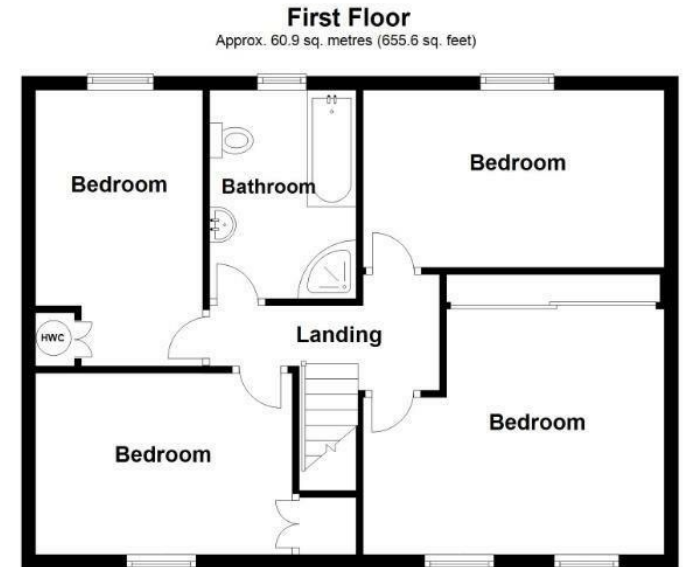
Special Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</b>                            |                            |         |           |
| (39-54) <b>E</b>                            |                            |         |           |
| (21-38) <b>F</b>                            |                            |         |           |
| (1-20) <b>G</b>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |         |           |

Guide Price £435,000  
 Council Tax Band -  
 Local Authority -



Total area: approx. 135.0 sq. metres (1453.1 sq. feet)

Floor plan to be used for guidance only.  
 Plan produced using PlanUp.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk



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.