



Barton House High Street, Littlebury Saffron Walden £450,000 **Freehold**



Key Features



- Chain Free
- Three double bedrooms
- Spacious lounge plus conservatory
- Grade II Listed cottage
- Downstairs cloakroom

The property provides excellent living space comprising of the spacious and light living room with log burner and door to the rear courtyard.

The large kitchen/diner is well-equipped and to the rear is the Utility area which also has access to the courtyard. To the first floor are three double bedrooms with the main bedroom benefitting from high vaulted ceiling and exposed beams. Family bathroom is also situated on the first floor.

Outside is a courtyard garden ideal for entertaining or relaxation.

Littlebury is a north-west Essex village with many period properties, a public house and parish church. The market town of Saffron Walden is approximately 2.5 miles away,



providing shops, schools, recreational facilities and other amenities. Cambridge, approximately 14 miles away, provides first class education, further amenities, shopping centres, etc. The mainline railway station at Audley End is approximately 2 miles away providing train service to London Liverpool Street. The M11 (J9) is approximately 3 miles from the village.

Entrance hall
Understairs storage cupboard

Sitting Room
With feature log burner
22'4 x 13'0

Kitchen/Diner
17'1 x 10'0

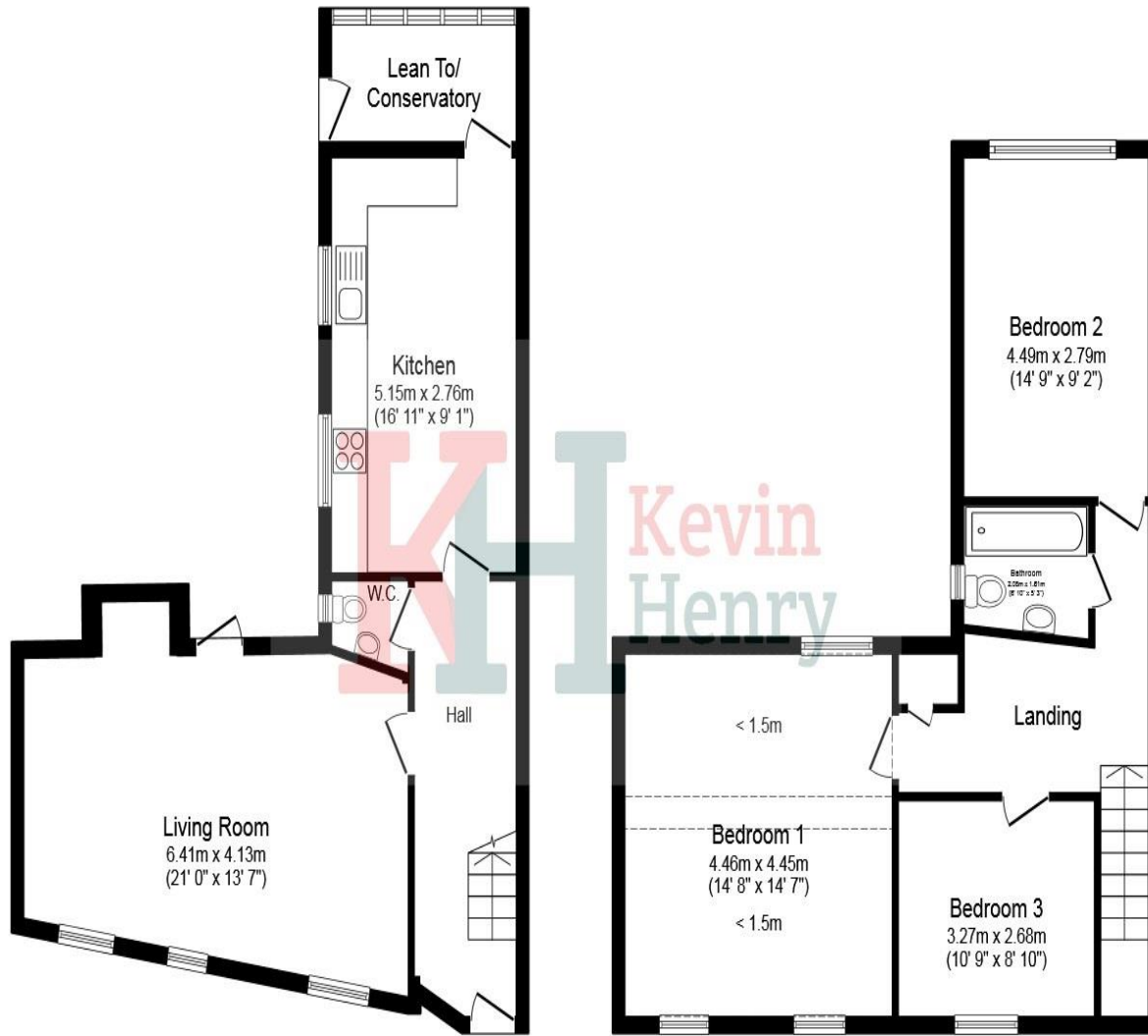
Utility Room

Downstairs Cloakroom

Conservatory
10'11 x 10'0

Landing





Ground Floor

First Floor

Total floor area 96.8 m² (1,042 sq.ft.) approx
 Reduced headroom 18.3 m² (197 sq.ft.)

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Bedroom One
 15'0 x 13'11

Bedroom Two
 14'10 x 9'9

Bedroom Three
 11'0 x 9'2

Bathroom

Garden
 Good size gravelled courtyard

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 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

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