



Alma Croft, Littlebury, Saffron Walden £315,000 **Freehold**

# Key Features



- Chain Free
- In need of total refurbishment
- Three bedrooms
- En-suite and bathroom
- Large open plan lounge/kitchen/diner

The property is set back from the road providing a quiet location yet still walking distance to the village amenities. The property comprises of open plan living/dining/kitchen areas and three bedrooms of which one has an en-suite and a family bathroom. The rear garden provides a decent space and currently is made up of lawn and patio with workshop to the rear which can be converted into an office or hobby room. At the front is access to garage and there is also driveway parking. 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 whilst Stansted Airport is just 20 miles away.

Open plan lounge/kitchen/diner

Lounge Area  
12'5 x 11'0

Dining Area  
11'7 x 11'0

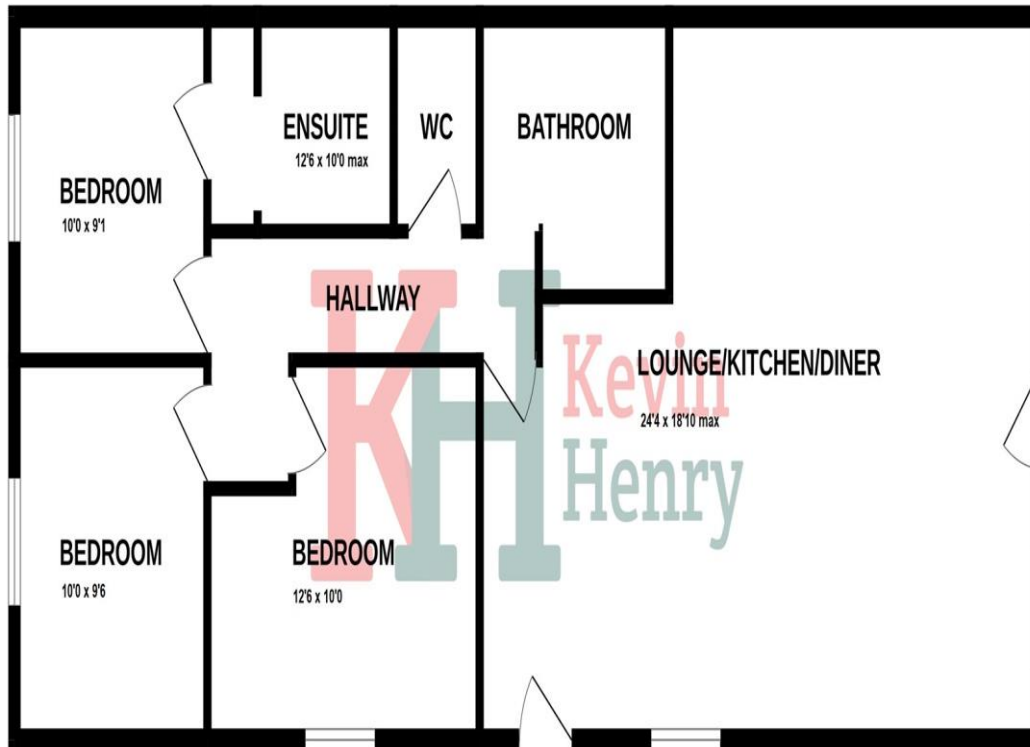
Kitchen Area  
11'0 x 7'7

Bedroom One  
12'6 max x 10'0 max

Bedroom Two  
Dressing area.  
10'0 x 9'1



GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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.  
Made with Metropix ©2024

En-suite

Bedroom Three  
10'0 x 9'6

Bathroom

Garden  
Decking and lawn. Workshop to rear with shower. Side access to front,

Garage To the  
front access to garage and off street parking.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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

 [sales@kevinhenry.co.uk](mailto:sales@kevinhenry.co.uk)

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103081 - 0005

