



The Furrells, Linton, Cambridge £600,000 **Freehold**



# Key Features

4 2 C E

- Well presented four-bedroom family home
- Three reception rooms
- Converted studio
- Bathroom and Shower Room
- Spacious living room

This well-presented detached family home offers a perfect blend of space, comfort, and versatility, making it an ideal choice for modern family living. Set in a sought-after location, the property boasts a welcoming entrance hall that leads to three generously sized reception rooms, providing flexible living spaces for relaxation, entertaining, or formal dining. The large kitchen is well-equipped with ample storage and workspace and is complemented by a separate utility area for added convenience. A downstairs cloakroom completes the ground floor, adding to the practicality of the layout.

Upstairs, the home features four well-proportioned bedrooms whilst a family bathroom and an additional separate shower room ensure that the needs of a busy household are well met.

A benefit of this property is the versatile studio, equipped with power and lighting. Whether used as a home office, gym, or treatment studio, this space provides endless possibilities to suit a variety of needs.

The exterior of the property is equally impressive, with a good-sized, well-maintained garden that provides a





wonderful outdoor retreat for both relaxation and play whilst there is driveway parking at the front. With its spacious layout, modern amenities, and adaptable living spaces, this home is perfect for families seeking comfort and practicality in a desirable setting.

Linton is a thriving village on the south Cambridgeshire/Essex border and has an excellent range of facilities including a well-regarded primary school and secondary school with terrific facilities used by the village, medical centre, pharmacy, inns, restaurants, village store, post office, garage, fine parish church and recreational ground. The university city of Cambridge is to the northwest whilst the fine old market town of Saffron Walden is 6 miles to the south. Mainline railway stations with fast trains to Liverpool Street and the M11 access points are within easy reach.

Front  
Driveway parking.

Porch

Entrance Hall  
Downstairs Cloakroom

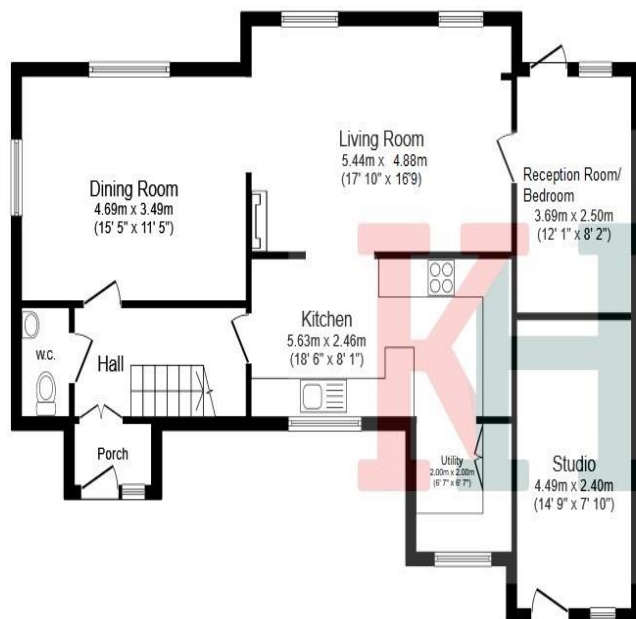
Living Room  
17'10 x 16'9  
5.44m x 4.88m

Dining Room  
15'5 x 11'5  
4.69m x 3.49m

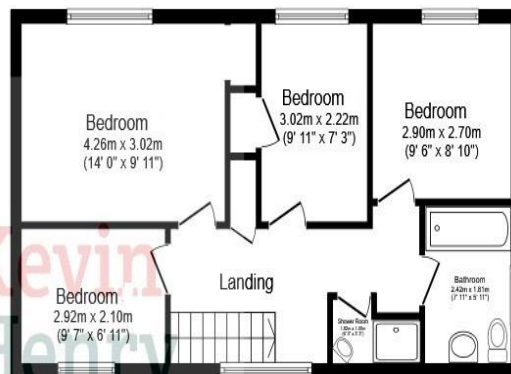
Reception Room/Bedroom  
12'1 x 8'2  
3.69m x 2.50m

Kitchen  
18'6 x 8'1





**Ground Floor**



**First Floor**

5.63m x 2.46m

Utility Area

6'7 x 6'7

2.0m x 2.0m

Studio

Landing

Storage cupboard and access to loft.

Bedroom One

14'0 x 9'11

4.26m x 3.02m

Bedroom Two

9'6 x 8'10

2.90m x 2.70m

Bedroom Three

9'11 x 7'3

3.02m x 2.22m

Bedroom Four

9'7 x 6'11

2.92m x 2.10m

Bathroom

Shower Room

Garden

Good size rear garden with lawn and patio.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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