



Church Green, Hinxton, Saffron Walden £500,000 **Freehold**

Key Features

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- Three bedroom end terrace house
- Very well presented
- Spacious living room
- Modern kitchen
- Conservatory

This delightful three-bedroom house offers bright, spacious, and well-designed living accommodation. The welcoming hallway leads into a light and airy living space, perfect for relaxation and entertaining. The modern, well-equipped kitchen provides ample workspace and storage whilst the charming conservatory provides stunning views of the gorgeous south-facing rear garden. A practical utility room and a downstairs cloakroom complete the ground floor.

Upstairs, you'll find three generously sized bedrooms, a stylish family bathroom, and a handy storage cupboard. The landing also provides access to the loft, offering additional storage potential.

Outside, the lovely rear garden is an inviting space for outdoor dining and relaxation. On-



street parking is available at the front of the property. Situated in the highly desirable village of Hinxton, this home is conveniently close to local amenities, making it an excellent choice for families and professionals alike. Hinxton is an attractive and charming village in South Cambridgeshire. The River Cam runs through the village and the parish's southern boundaries form the border between Cambridgeshire and Essex. The village is five miles (8 km) north-west of Saffron Walden and nine miles (14 km) south of Cambridge. The village benefits from a well regarded Inn, The Red Lion plus Village Hall and Church. The Train Stations of Whittlesford Parkway and Great Chesterford are only 2 miles and 2.5 miles away respectively and lead to Liverpool Street and Cambridge whilst the village is conveniently placed for the M11 which leads to Stansted Airport, M25 and London.

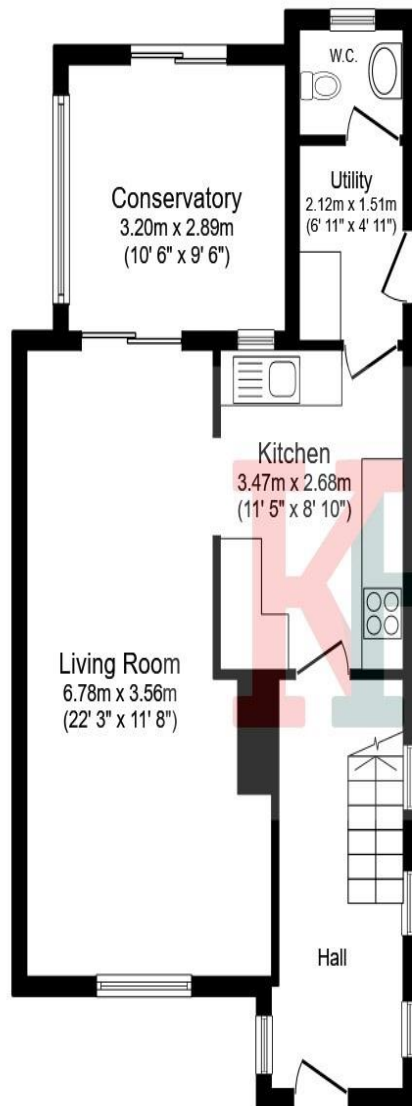
Hallway

Living Room
22'3 x 11'8
6.78m x 3.76m

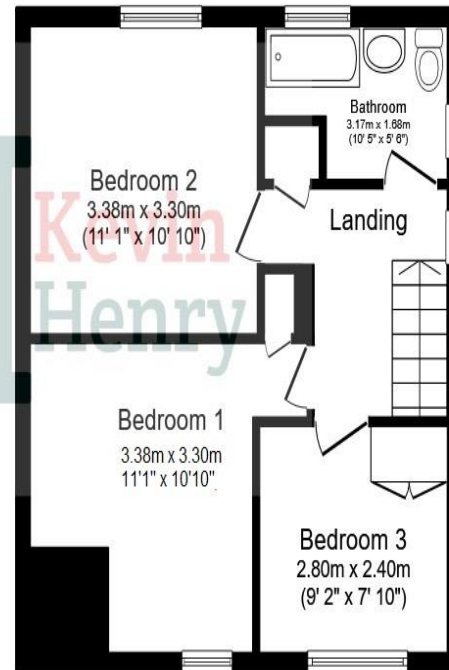
Kitchen
11'5 x 8'10
3.47m x 2.68m

Conservatory





Ground Floor



First Floor

10'6 x 9'6
3.20m x 2.89m

Utility Room
6'11 x 4'11
2.12m x 1.51m

Downstairs Cloakroom

Landing

Bedroom One
11'1 x 10'10
3.38m x 3.30m

Bedroom Two
11'1 x 10'10
3.38m x 3.30m
Bedroom Three
9'2 x 7'10
2.80m x 2.40m

Bathroom

Garden
South facing private rear garden with patio and lawn plus further seating to the rear of the garden.
Side access to the front.

Front
Lawn area to front with pathway to front door.

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