



Cambridge Road, Balsham, Cambridge £435,000 **Freehold**

**KH** Kevin  
Henry



# Key Features

 4  2  D  C

- Offered CHAIN FREE
- Four bedrooms
- Immaculately presented
- En-suite to main bedroom and family bathroom
- Spacious lounge area

This bright, light, and airy four-bedroom home offers exceptional space and comfort throughout. The ground floor features a generous lounge that flows seamlessly into a stylish kitchen and dining area-perfect for modern family living and entertaining. A convenient downstairs bedroom with en-suite adds flexibility, complemented by a well-appointed family bathroom completing the ground floor.

Upstairs, you'll find three good-sized bedrooms, each filled with natural light and ideal for family or guests. Outside, the beautifully maintained rear garden includes a patio and lawn area-perfect for relaxing or entertaining-while the front of the property boasts ample driveway parking.



This home is very well presented throughout and ready to move into-an ideal choice for those seeking space, style, and convenience.

Balsham lies approximately 7 miles from the thriving market town of Haverhill and is 10 miles equidistant from Newmarket, Cambridge and Saffron Walden. The village offers its own primary school, post office/stores, family butcher, fine church, two inns and recreation ground with children's play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittlesford or Audley End, and the M11 motorway can be accessed via Duxford (Junction 10) or Stump Cross (Junction 9).

#### Hallway

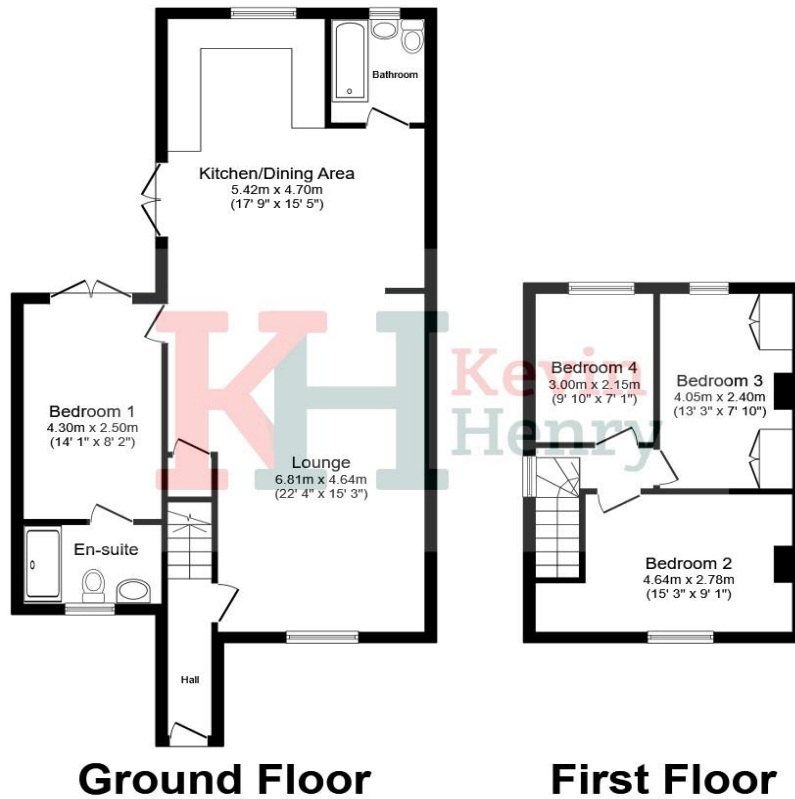
Lounge  
6.81m x 4.64m  
22'4" x 15'3"

Kitchen/Dining Area  
5.42m x 4.70m  
17'9" x 15'5"

Bedroom One  
4.30m x 2.50m  
14'1" x 8'2"







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)

Shower En-Suite

Bathroom

Landing

Bedroom Two  
4.64m x 2.78m  
15'3" x 9'1"

Bedroom Three  
4.05m x 2.40m  
13'3" x 7'10"

Bedroom Four  
3.00m x 2.15m  
9'10" x 7'1"

Garden  
Beautifully presented rear garden with lawn and patio area.

Front  
Driveway parking for several cars. Access to rear.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

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