



Bartons Close, Balsham Cambridge **Freehold**

**KH** Kevin  
Henry

# Key Features



- Offered CHAIN FREE
- Three good size bedrooms
- En-suite shower room and family bathroom
- Spacious lounge/diner
- Well-equipped kitchen

**Well-Presented Three-Bedroom Bungalow in the Sought-After Village of Balsham**  
This good-size and well-maintained bungalow is ideally situated in the popular village of Balsham. The property offers three generously proportioned bedrooms with en-suite shower room to main, a spacious lounge/diner, a well-equipped kitchen, and a modern family bathroom.

Externally, the home benefits from a good-size west-facing rear garden, perfect for enjoying afternoon and evening sunshine, along with ample driveway parking to the front.

Offered chain free, this property presents an excellent opportunity for those seeking a comfortable home in a desirable village



setting.

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

Storage cupboard and airing cupboard.

Living/Dining Room

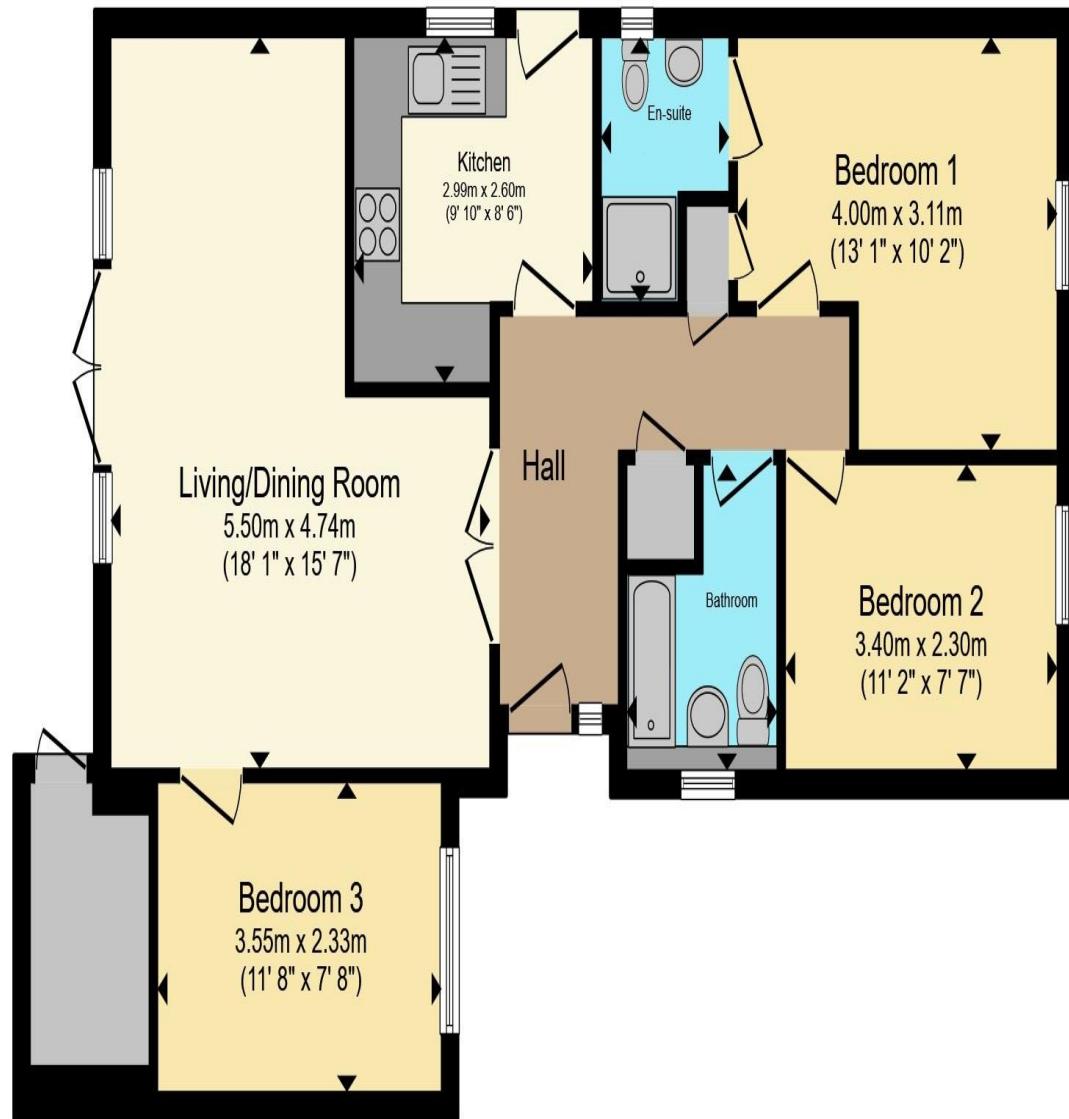
5.50m max x 4.74m max  
18'1" max x 15'7" max

Kitchen

2.99m max x 2.60m max  
9'10" max x 8'6" max

Bedroom One





Total floor area 73 sq.m. (786 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



4.00m max x 3.11m max  
13'1" max x 10'2" max

En-Suite

Bedroom Two  
3.40m x 2.30m  
11'2" x 7'7"

Bedroom Three  
3.55m x 2.33m  
11'8" x 7'8"

Bathroom

Garden  
Good size west facing private and fully enclosed rear garden with lawn and patio area.

Front  
Driveway parking.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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