



Symonds Lane, Linton Cambridge £830,000 **Freehold**



Key Features

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- Five bedroom house
- Gorgeous large rear garden
- Three reception rooms
- Kitchen/breakfast room
- Double garage and driveway parking

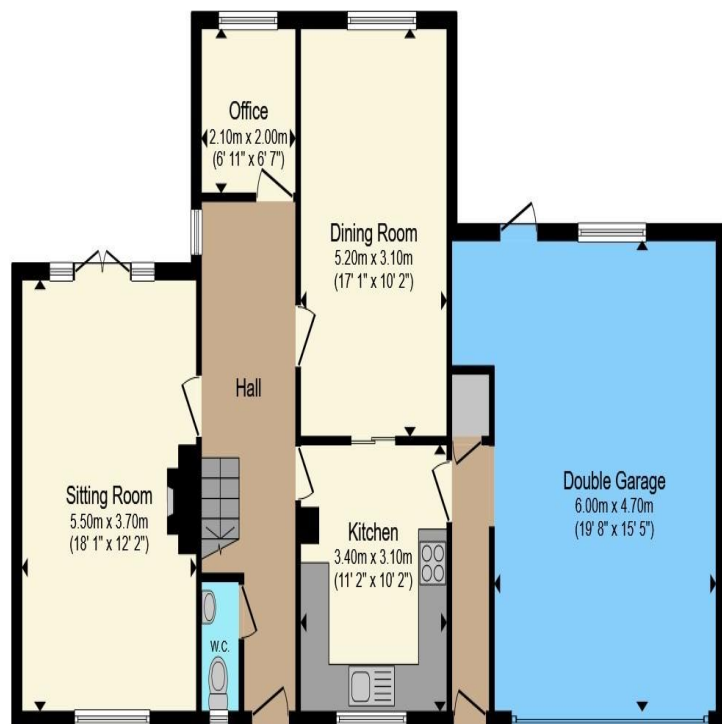
Situated on one of Linton's most prestigious roads, this spacious five-bedroom detached family home presents a rare opportunity to create a truly exceptional residence. Requiring modernisation throughout, the property offers outstanding potential to renovate, extend (subject to the necessary planning permissions) and tailor to your own tastes. Offered to the market with no upward chain.

Set well back from the road, the property enjoys an impressive approach with ample driveway parking and access to the double garage. Upon entering, you are welcomed by a generous entrance hall, creating an immediate sense of space. The ground floor offers a superbly proportioned sitting room, a

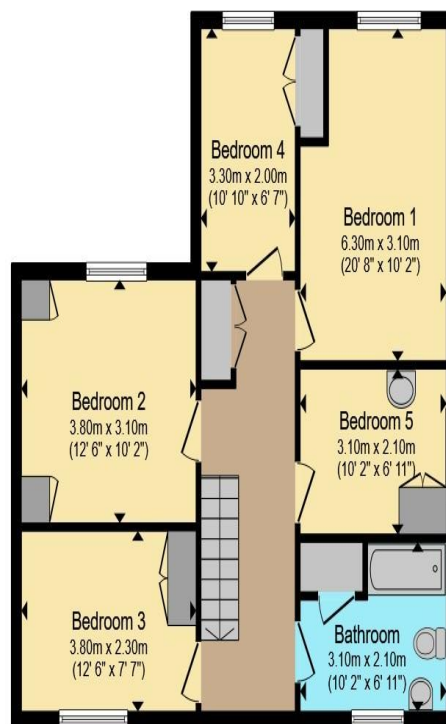


large formal dining room, study and a spacious kitchen/breakfast room, providing an excellent layout for family living. A convenient downstairs cloakroom completes the accommodation. An additional front entrance passageway offers useful storage and provides internal access to the double garage, which benefits from power and lighting. Upstairs, there are five well-proportioned bedrooms, all offering excellent space for a growing family, together with a family bathroom. The standout feature of this wonderful home is the beautiful south-west facing rear garden. Predominantly laid to lawn, it extends down to the river and enjoys delightful views backing onto the cricket club, creating a peaceful and picturesque setting. A patio area provides the perfect space for outdoor dining, entertaining or simply relaxing while enjoying the tranquil surroundings. Ideally located close to local amenities, schools and transport links, this is an exceptional opportunity to acquire a substantial family home in a highly sought-after location and transform it into your dream property.





Ground Floor



First Floor

Total floor area 166.5 sq.m. (1,792 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



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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Under-stair storage cupboard.

Sitting Room
5.50m x 3.70m
18'1" x 12'2"

To view this property call Kevin Henry on:
01799 513632

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