



Hillway, Linton, CB21 4JE

**CHEFFINS**

## Hillway

Linton,  
CB21 4JE

- Spacious, detached bungalow
- Versatile accommodation of approx. 1,533 sqft
- Low maintenance, landscaped rear garden
- Double garage & off-street parking
- Walking distance of the local amenities
- No onward chain

A spacious, detached, individual bungalow enjoying a corner plot, well-positioned within convenient walking distance of the local amenities. The property provides versatile accommodation, together with a private, low-maintenance garden, detached double garage and off-street parking.

4 2 1



**Guide Price £600,000**



## LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

**ENTRANCE HALL**

Obscure double glazed entrance door with adjoining obscure double glazed windows, built-in coats cupboard with an adjoining large built-in airing cupboard housing the pressurised hot water cylinder and shelving.

**SITTING/DINING ROOM**

A spacious and well-proportioned, dual aspect reception room with a pair of double glazed windows enjoying elevated views over the street scene and a pair of double glazed doors with adjoining full height double glazed windows providing views and access to the terrace and garden. Wall-mounted electric fire.

**KITCHEN/BREAKFAST ROOM**

Another spacious and versatile room, the kitchen comprises an extensive range of base and eye level units with worktop space over, twin bowl sink unit, five ring gas hob, built-in double oven, integrated full height fridge and integrated dishwasher. The utility area has a further sink unit with free-standing washing machine, tumble dryer and full height freezer. Tiled flooring, double glazed window overlooking the terrace and garden and double glazed door with adjoining window providing views and access to the outdoor space.

**BEDROOM 1**

Double glazed window overlooking the terrace and garden, built-in wardrobes and door to:

**EN SUITE**

Comprising shower enclosure, low level WC, vanity wash basin, heated towel rail and obscure double glazed window.

**BEDROOM 2**

Double glazed window overlooking the street scene. The room has been used as an office, fitted with a range of office furniture and workspace.

**BEDROOM 3**

Fitted wardrobe and double glazed window with a pleasant outlook over the street scene.

**BEDROOM 4**

Fitted wardrobes and double glazed window with elevated views over the street scene. The room could be utilised as an additional reception room.

**BATHROOM**

Comprising panelled bath with shower over, wash basin, low level WC, heated towel rail and obscure double glazed window.

**OUTSIDE**

The property is well-placed on an elevated corner plot, within convenient distance of the local amenities. To the front and side of the property is a well-established garden with steps leading up to the front door. To the side of the property is a block paved driveway providing off-street parking and access to the detached double garage, with additional space to the right hand side and gated access to the garden. The professionally landscaped, private rear garden provides a wonderful, low maintenance, outdoor living space with well-established raised beds.

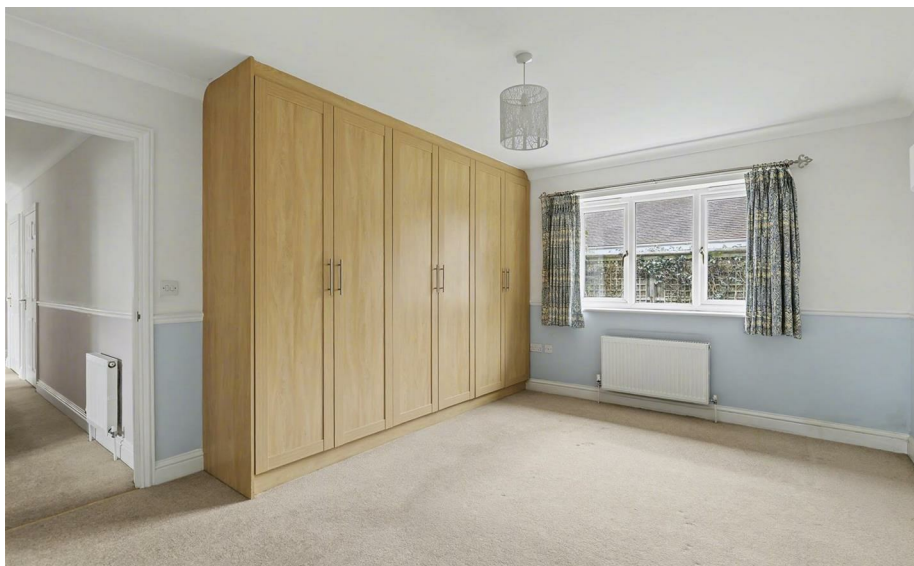
**DETACHED DOUBLE GARAGE**

Accessed via a pair of up and over doors with double glazed personal door providing access from the garden and a double glazed window providing natural light. The garage has power and lighting connected and the potential for eaves storage.

**VIEWINGS**

By appointment through the Agents.



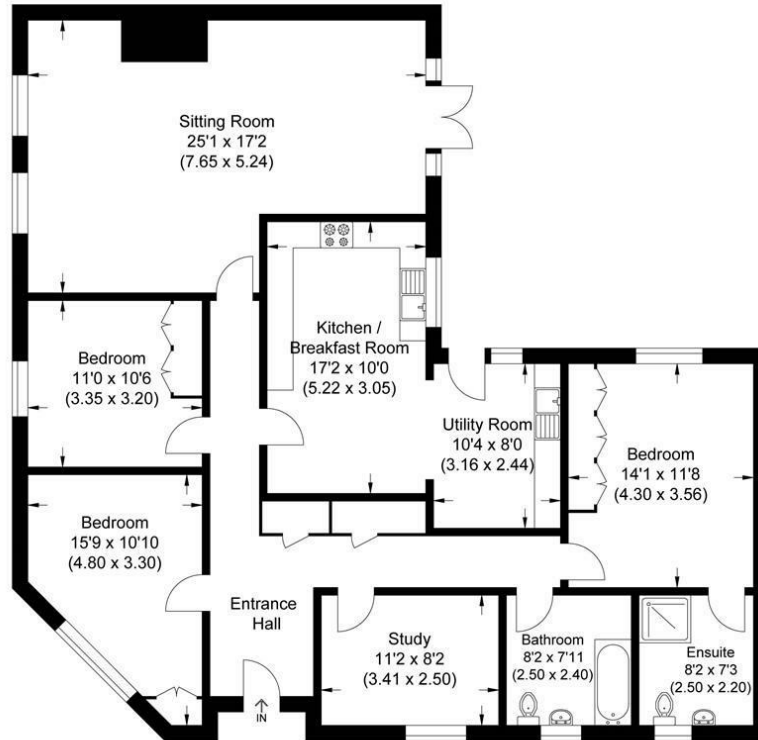


| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) <b>A</b>                          | <b>91</b>                                                                                                 | <b>91</b> |
| (81-91) <b>B</b>                            |                                                                                                           |           |
| (69-80) <b>C</b>                            |                                                                                                           |           |
| (55-68) <b>D</b>                            |                                                                                                           |           |
| (39-54) <b>E</b>                            |                                                                                                           |           |
| (21-38) <b>F</b>                            |                                                                                                           |           |
| (1-20) <b>G</b>                             |                                                                                                           |           |
| Not energy efficient - higher running costs |                                                                                                           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Guide Price £600,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – South Cambridgeshire





Ground Floor

Approximate Gross Internal Area  
142.41 sq m / 1532.88 sq ft  
(Excludes Garage)  
Garage Area 30.69 sq m / 330.34 sq ft

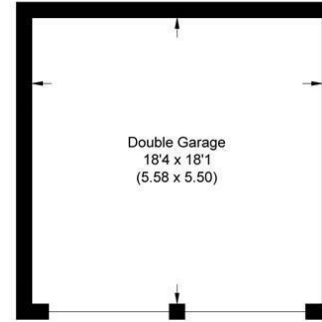


Illustration for identification purposes only, measurements are approximate, not to scale.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



PROTECTED