



Balsham Road, Linton Cambridge £475000 **Freehold**



# Key Features



- Four bedroom detached family home
- Two reception rooms
- Conservatory
- Good size kitchen
- Downstairs cloakroom

A bright four-bedroom detached home situated in a quiet position within the highly sought-after village of Linton.

The house offers flexible, light-filled living space designed around everyday family life, including a generous conservatory opening onto the rear garden and patio - a space with a long history of entertaining and al fresco dining.

Mature planting, open countryside views and nearby footpaths create a calm semi-rural atmosphere, while village amenities, highly regarded primary and secondary schools, and regular road and bus links into Cambridge remain close at hand.



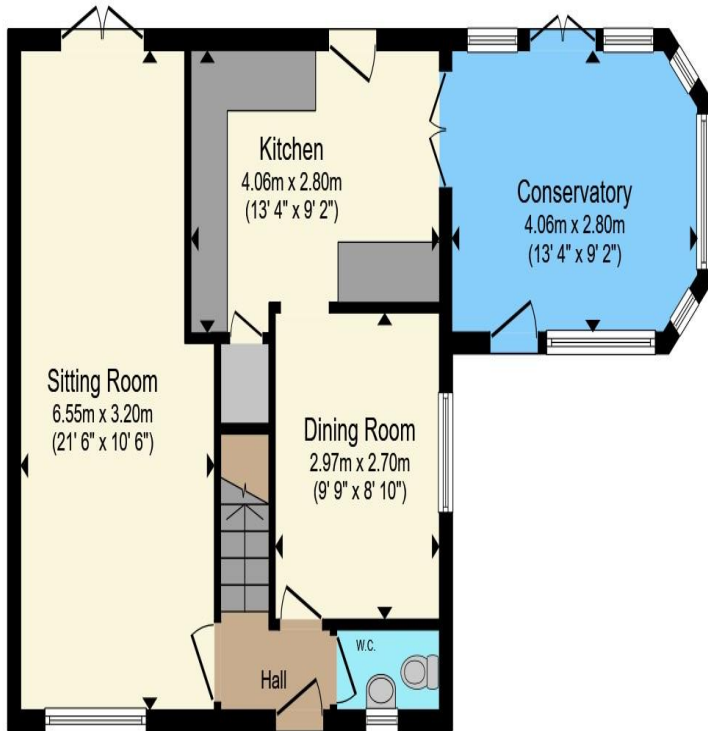
Further benefits include a double garage, ample off-street parking and no onward chain.

Linton is one of the most popular villages in south Cambridgeshire. It has an excellent range of facilities, including primary school, secondary school with outstanding sports facilities, recreation ground, village church, inns / restaurants, village store and numerous shops. It is a very vibrant village. The fine old market town of Saffron Walden is six miles to the south, whilst the university city of Cambridge is to the north-west. The M11 access points and rail links to Liverpool Street are within easy reach.

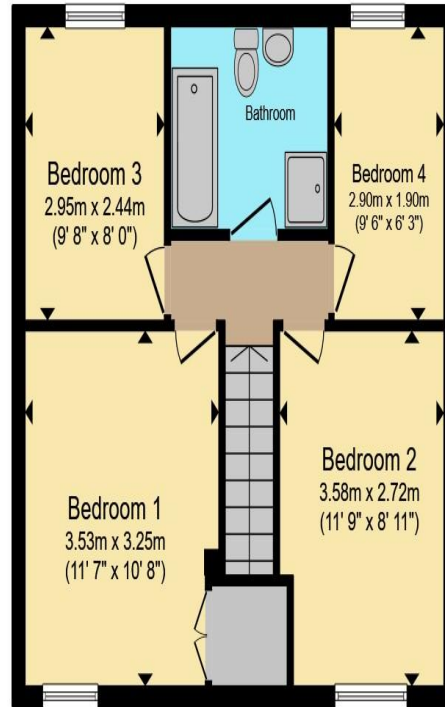
Front door to  
Hallway  
Downstairs Cloakroom  
Living Room  
6.55m max x 3.20m max  
21'6" max x 10'6" max

Dining Room  
2.97m x 2.70m  
9'9" x 8'10"





**Ground Floor**



**First Floor**

Total floor area 102.1 sq.m. (1,099 sq.ft.) approx

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**Kitchen**  
4.06m x 2.80m  
13'4" x 9'2"

**Conservatory**  
4.06m x 2.80m  
13'4" x 9'2"

**Landing**  
Access to partly boarded loft via pull down ladder.

**Bedroom One**  
3.53m x 3.25m  
11'7" x 10'8"  
Built in cupboard.

**Bedroom Two**  
3.58m max x 2.72m max  
11'9" max x 8'11" max  
**Bedroom Three**  
2.95m x 2.44m  
9'8" x 8'0"

**Bedroom Four**  
2.90m x 1.90m  
9'6" x 6'3"

**Bathroom**

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