



EXCLUSIVE LISTING

BEECH WAY, LINTON



Guide Price: £795,000

We are pleased to offer this rarely available, well-presented, 4 Bedroom Executive Style, Detached Bungalow in the popular village of Linton, the property is well placed in the heart of the village close to all its amenities.

Features

- ✓ Open Plan Living
- ✓ Modern Fitted Kitchen
- ✓ Village Location
- ✓ Double Garage
- ✓ Mature Garden
- ✓ Ensuite Shower

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EXCLUSIVE LISTING

Executive Style Bungalow with Fabulous Gardens

This property boasts fabulous gardens and has plenty of space, both inside and out. It is also being offered with the onward chain complete. This property also benefits from having double garage with electric sectional door, plus a tandem garage currently used as storage which has potential for conversion subject to planning. The property has an oil fired central heating system.

As you enter, you are immediately presented by the property's modern interior and high-end finish that has been created by the current owners.

Kitchen: 19'8" x 18'4" (6.00m x 5.60m) Welcomed by a fabulous large contemporary style kitchen with central island, composite stone worktops, a number of integrated Bosch appliances, stainless steel sink, a range of wall and base units finished in satin black door, hardwood oak flooring throughout. Full width bi-folding doors to the terraced area leading to the stunning rear garden. To your right, opening to:

Lounge: 19' x 16'9" (5.80m x 5.10m) Dining Room: 16'9" x 11'10" (5.10m x 3.60m)
Superb open plan living/dining area with feature dual aspect log burner, hardwood oak flooring. The room is surrounded by plenty of windows which creates a light and airy living space. Sliding doors to rear garden.

Immediately to your left from the hallway leads to:

Cloakroom/Utility: WC, wash basin, tiled flooring and tiled skirting. Plumbing for washing machine. Window to front aspect.

Continuing though the hallway:

Bedroom 3: 13'5" x 11'10" (4.10m x 3.60m) Double bedroom, radiator and window to rear aspect.

Bedroom 4: 10'8" x 9'6" (3.25m x 2.90m) Currently used as home office, airing cupboard, radiator, window to side aspect.

Bedroom 2: 12'10" x 9'6" (3.90m x 2.90m) Double bedroom, built-in wardrobes, radiator, window to side aspect.

Bathroom: Floor to ceiling tiles, bathtub, WC, wash basin, heated towel rail, window to side/front aspect.

Bedroom 1: 13'5" x 13'1" (4.10m x 4.00m) Double Bedroom, radiator, window to front aspect.

Walk-In Dressing Area: with window to side aspect.

Ensuite: Walk-in shower, WC, heated towel rail, window to side aspect.

Outside: The bungalow has extensive mature gardens that encompass the whole of the property with a range of lawn, mature shrubs and trees, terraced area and pergolas.

The front of the property is enclosed by fencing, gravelled driveway with ample parking.

Linton

Linton is a village and civil parish in Cambridgeshire. The village has many desirable attributes such as its character location, picturesque village community and conservation areas, and its proximity to Cambridge and Saffron Walden. Popular attractions include Linton Zoo and Audley End House. Linton is also well situated in terms of road links as it is close to the A11 and M11.

Linton Village College has existed for 80 years and is a popular educational institution and well esteemed. There is also Linton Infant School and Linton Heights, both of which are fantastic schools.

The history of Linton village dates back some 5000 years, in its past it was well known as busy market town and now it still sees an atmosphere within the village centre amongst the bakeries and other shops and great pubs.

London Stansted Airport is 25 miles away from Linton via the M11.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR
165.4 sq.m. (1780 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

TOTAL FLOOR AREA: 165.4 sq.m. (1780 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TENURE: FREEHOLD
EPC BAND: E
COUNCIL TAX BAND: F
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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