



35 Merton Place, Strethall Road  
CB11 4TH



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# 35 Merton Place

Strethall Road | Littlebury | CB11 4TH

## Guide Price £450,000

- A well-proportioned three-bedroom property
- Open plan kitchen/dining with bi folding doors
- Generous living room
- Utility & store room
- Good size gardens to front and rear
- Uninterrupted countryside views
- EPC: D
- Council Tax Band: C

### The Property

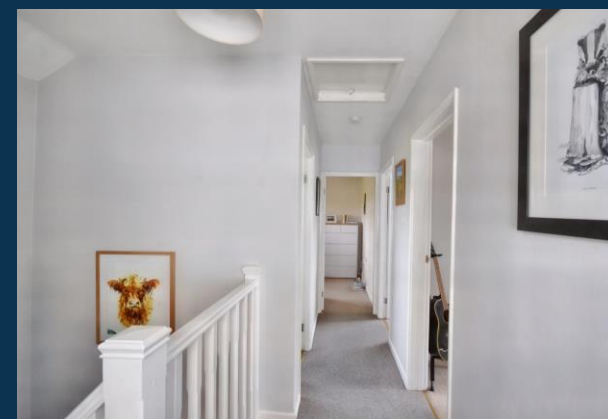
A superb semi-detached three-bedroom property which has been extended, providing beautifully presented living accommodation. Benefiting from a good size garden and stunning countryside views.

### The Setting

Littlebury is a picturesque and sought-after village close to the Cambridgeshire border. In the centre of the village is a well-regarded pub restaurant and the Parish Church. In nearby Saffron Walden, just 1.6 miles away, there is an excellent range of day-to-day shopping and leisure facilities. These include a Waitrose supermarket, a vast array of clubs and societies, a leisure centre and gyms and amenities for use by the whole community. The Saffron Walden County High School complex includes Saffron Screen, a local cinema and Saffron Hall which stages a wide variety of musical and theatrical events. There are also a good range of primary and secondary schools including independent school Dame Bradbury's. For the commuter, Audley End mainline station is 2.4 miles with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes. There is also a station at nearby Gt Chesterford. The M11 (Junction 9 southbound only) is some 3.7 miles.

### The Accommodation

In detail the property comprises entrance hall with stairs rising to the first with understairs storage cupboard and doors to the adjoining rooms. The good size sitting room has two windows to the front aspect and bespoke built-in cupboards with shelving above. The kitchen/dining room is a superb space filled with natural light, fitted with a matching range of base and eye level units with quartz worktop space over incorporating breakfast bar, ceramic sink unit, four ring induction hob with extractor hood over, electric double oven, integrated fridge freezer and dishwasher. The dining area has aluminium bi-folding doors to the rear aspect and Velux windows.





The utility room is fitted with a matching range of base and eye level units with space and plumbing for washing machine and tumble dryer. A door leads into an additional store room, with plumbing in place for a downstairs wet room.

The first-floor landing provides access to the loft hatch, window to the side aspect and doors to the adjoining rooms. Bedroom one is a double room with feature cast iron fireplace, built-in wardrobe and window to the front aspect. The second double bedroom has a window to the front aspect. Bedroom three is a good size with window to the rear aspect and door to airing cupboard. The family bathroom comprises panelled bath with shower over, wash hand basin with vanity cupboard, WC and heated towel rail.

### Outside

The property enjoys a large front garden, predominantly laid to lawn with a box hedge border. There is gated side access to the rear garden which has an Indian sandstone terrace, perfect for al fresco entertaining. The rest of the



garden is predominantly laid to lawn with fenced and hedge borders and stunning views over the rolling countryside to the rear.

### Services

Mains electric, water and drainage are connected. Oil fired central heating, Superfast broadband is available and mobile signal is ok.

**Tenure** - Freehold

**Property Construction** – Brick with tiled roof

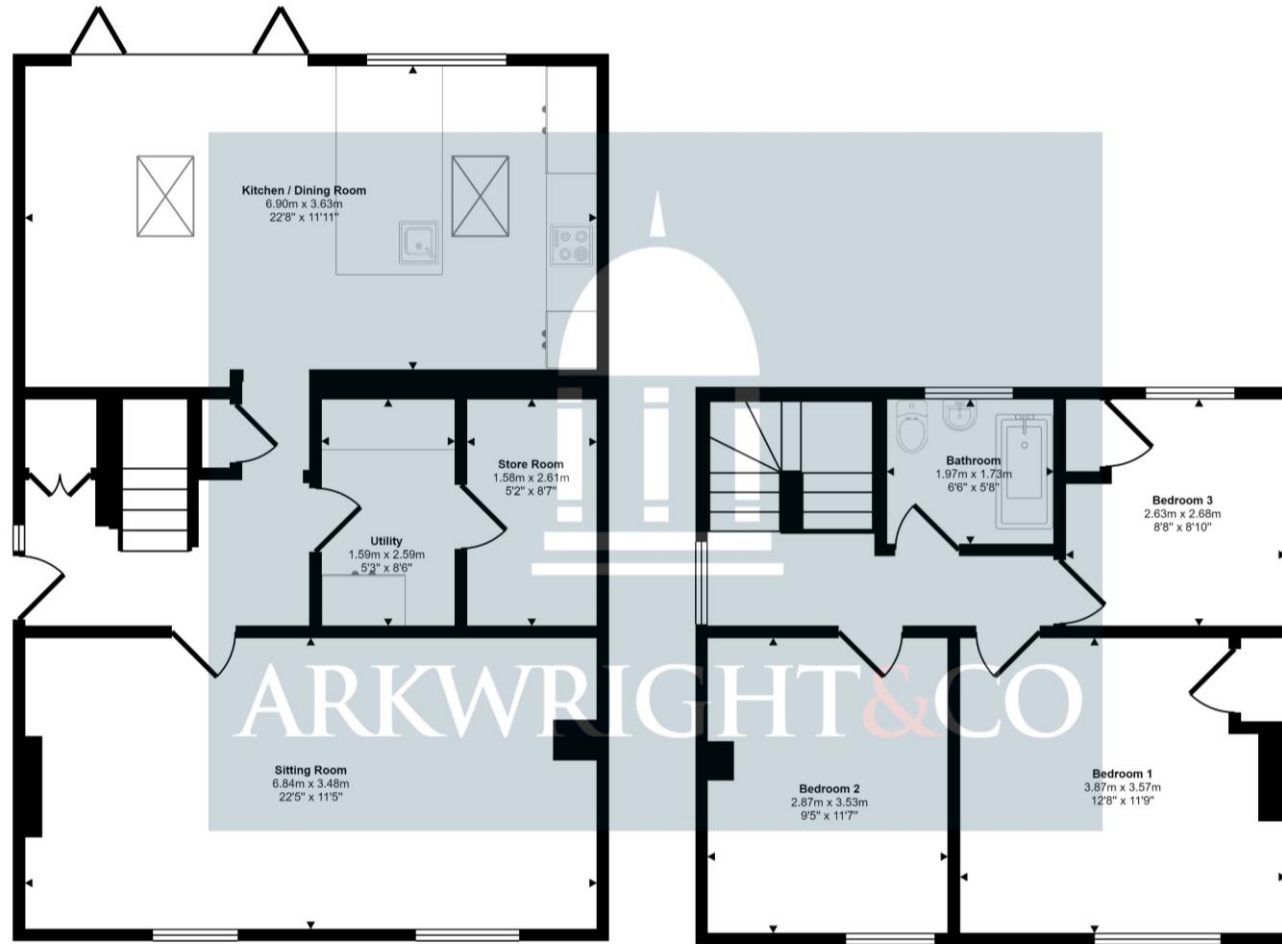
**Local Authority** – Uttlesford District Council

**Council Tax** - C





Approx Gross Internal Area  
115 sq m / 1235 sq ft



Ground Floor  
Approx 71 sq m / 761 sq ft

First Floor  
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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