

4 Beech Way  
Linton, CB21 4LA

Guide price £795,000



## 4 Beech Way

Linton, CB21 4LA

- Driveway and double garage
- No through road
- 1780 sqft / 165 sqm
- 0.24 acre / 971 sqm
- No onward chain

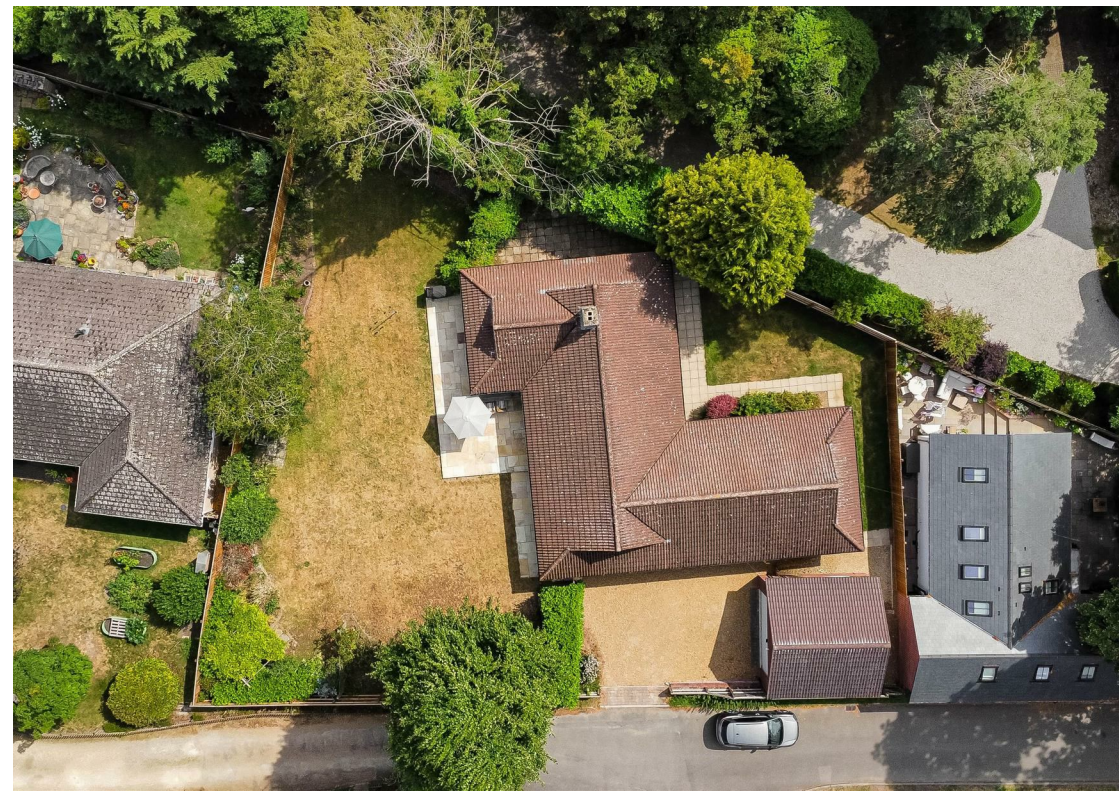
A modern bungalow enjoying a quiet, central position in the heart of this ever-popular village. set in private gardens approaching a quarter of an acre, for sale with no chain.

Entering the property there is a large open hallway that extends to the kitchen with bifold doors to the rear garden. The luxury kitchen has a centralised island and black gloss cupboards. There are integrated Bosch appliances including a double oven, induction hob, dishwasher, and fridge freezer, as well as a range of large storage cupboards. The large living and dining area has a triple aspect as well as a feature woodburner defining the two areas. There is also a cloakroom with a washing machine.

The four bedrooms are all a good size with the primary bedroom additionally benefiting from a dressing area and ensuite. The ensuite, cloakroom, and family bathroom are all finished to a high standard.

Outside the property sits back from the way behind a gravelled driveway with ample parking and a double garage. A block paved pathway leads to the main entrance. The garden has a terrace, well suited to alfresco dining and offers a superb degree of privacy throughout.

Linton is a highly sought-after village just 7 miles south-east of Cambridge. It offers an excellent range of local





amenities including a bakery, organic food shop, pharmacy, dentist, opticians, hairdressers, gallery, health centre and a popular coffee shop, plus three village pubs.

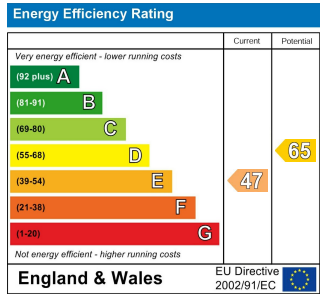
The village is particularly popular with families due to its well-regarded primary school and Linton Village College, which also provides good sports facilities to the public outside of school hours. There's plenty of green space and superb countryside walks to places like Rivey Hall Water Tower and Balsham Wood.

For commuters, Linton has easy access to Addenbrooke's Hospital and Cambridge city centre, plus the A11 for the M11 and A14. Saffron Walden is 6 miles away with Audley End station offering fast trains to London Liverpool Street.





### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cambridge Victoria**  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

**Cambridge South**  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

**Waterbeach**  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)