



4 Beech Way  
Linton, CB21 4LA

Guide price £795,000



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

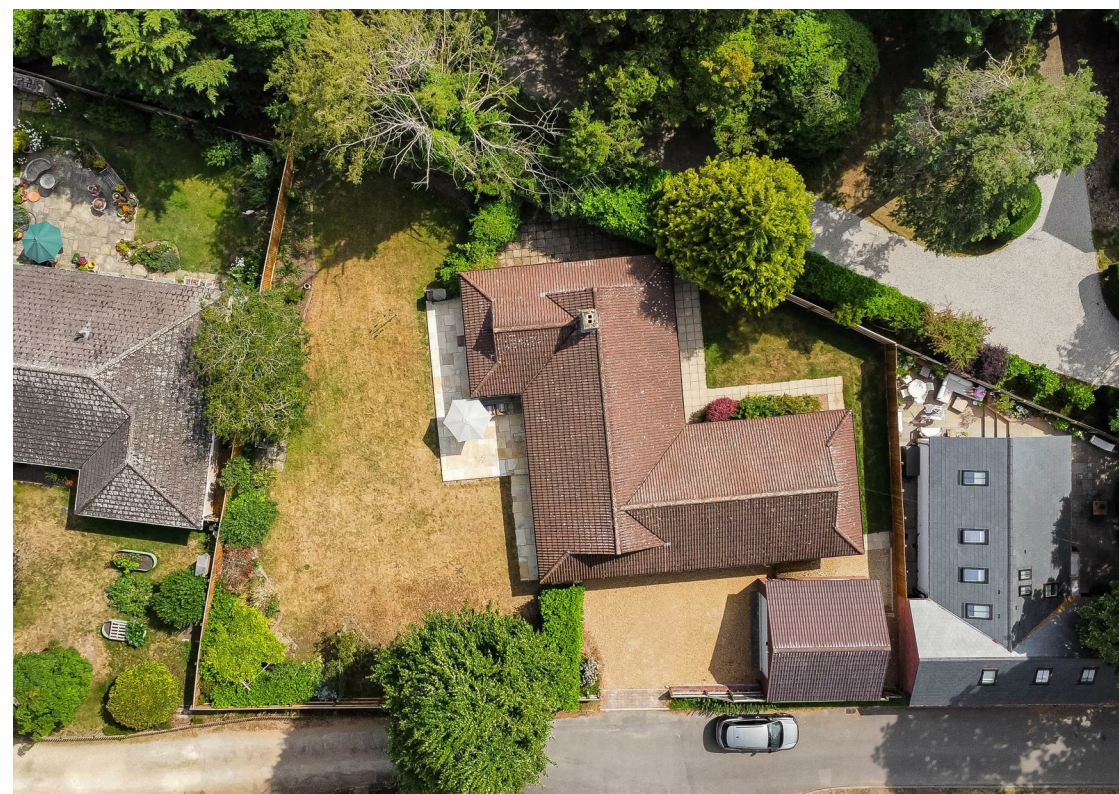
A modern bungalow enjoying a quiet, central position in the heart of this ever-popular village. set in private gardens approaching a quarter of an acre, for sale with no chain.

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 Bosch 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.

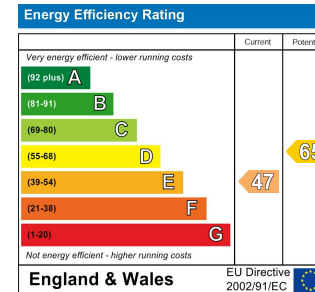
The village is particularly popular with families due to its well-regarded primary school and Linton Village College, which also provides good sports facilities to the public outside of school hours. There's plenty of green space and superb countryside walks to places like Rivey Hall Water Tower and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

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