



Merton Place, Littlebury Saffron Walden £425,000 **Freehold**

# Key Features

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- Beautifully presented
- Two reception rooms
- Refurbished throughout
- Downstairs shower room plus family bathroom
- Modern well equipped kitchen

Beautifully presented three-bedroom family home situated in the highly sought-after village of Littlebury. The current owners have thoughtfully transformed the property into a bright, spacious and stylish home, perfect for modern family living.

The property benefits from a rear extension, currently used as a versatile playroom/home office, along with the added convenience of a downstairs shower room. The spacious lounge/diner is filled with natural light and provides an ideal space for both everyday living and entertaining, while the modern kitchen has been recently updated. Upstairs offers three generously sized bedrooms and a well-appointed family bathroom.



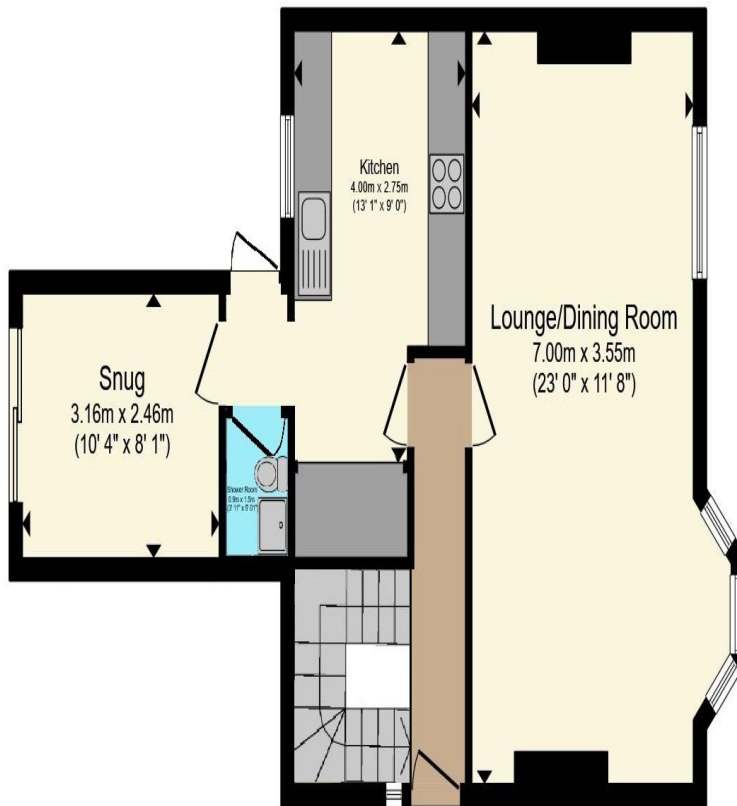
Outside, the large rear garden features a newly installed decking area and an extensive lawn backing onto open fields, creating a wonderful outdoor space to enjoy.

Ready to move straight into, this superb home combines contemporary living with a desirable village location.

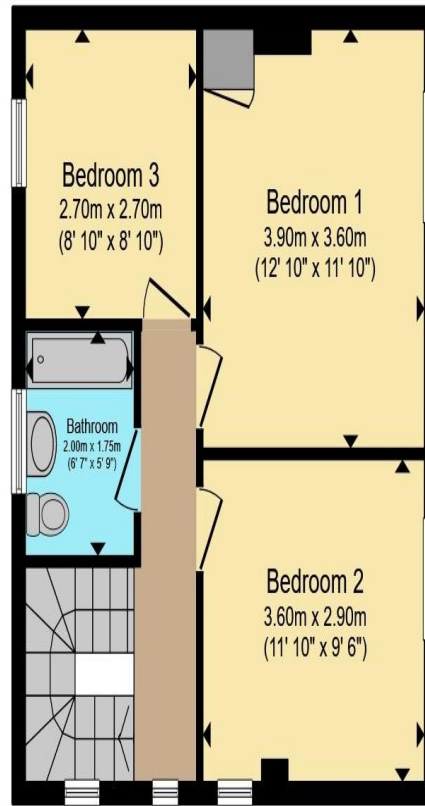
Littlebury is a popular north-west Essex village with many period properties, a public house and parish church and has a great community spirit. The market town of Saffron Walden is approximately 2.5 miles away, providing shops, schools, recreational facilities and other amenities. Cambridge, approximately 14 miles away, provides first class education, further amenities, shopping centres, etc. The mainline railway station at Audley End is approximately 2 miles away providing train service to London Liverpool Street. The M11 (J9) is approximately 3 miles from the village.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been





**Ground Floor**



**First Floor**

Total floor area 98.6 sq.m. (1,061 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Snug**  
3.61m x 2.46m (10' 4" x 8' 1")

**Kitchen**  
4.00m x 2.75m (13' 1" x 9' 0")

**Lounge/Dining room**  
7.00m x 3.55m (23' 0" x 11' 8")

**Bedroom One**  
3.90m x 3.60m (12' 10" x 11' 10")

**Bedroom Two**  
3.60m x 2.90m (11' 10" x 9' 6")

**Bedroom Three**  
2.70m x 2.70m (8' 10" x 8' 10")

**Bathroom**  
2.00m x 1.75m (6' 7" x 5' 9")

To view this property call Kevin Henry on:  
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