



4 Bilberry End, Hadstock  
CB21 4PE



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

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Guide Price £325,000

- Semi-detached home
- 2 double bedrooms
- In need of modernization
- Open plan kitchen/dining room
- Large rear garden
- Scope to extend & reconfigure (STP)
- 11 miles to Cambridge
- No onward chain

#### The Property

A fantastic opportunity to acquire this deceptively spacious, 2 double bedroom home in the quaint village of Hadstock, close to both Saffron Walden and Cambridge. The property is set back off the road and is situated on a large plot, allowing for considerable expansion (STP).

#### The Setting

Hadstock is a picturesque village, situated 11 miles south-east of Cambridge between Linton and the market town of Saffron Walden. Within the village itself is a public house and more varied and wide-ranging local amenities can be found in Linton with a wider range in Saffron Walden, 4.5 miles away. For the commuter, Audley End station (7.5 miles) provides a fast rail service in London's Liverpool Street and easy road access to the A1 and the A505 leading to M11 and Stansted Airport. For schooling, both Cambridge and Saffron Walden, along with renowned Linton Village College offer a wide choice for both primary and secondary in both the private and state sectors.

#### The Accommodation

The entrance hall has a part glazed door, stairs to the first floor, a useful downstairs WC and access to all principle rooms. The living room is cosy and has a window overlooking the front garden. The kitchen/dining room is spacious and has a rear aspect and door to a side entrance which provides access to both a large utility room and rear garden. Upstairs, there are 2 generous double bedrooms and a partially tiled shower room with pedestal hand washbasin and low level WC.

#### Outside

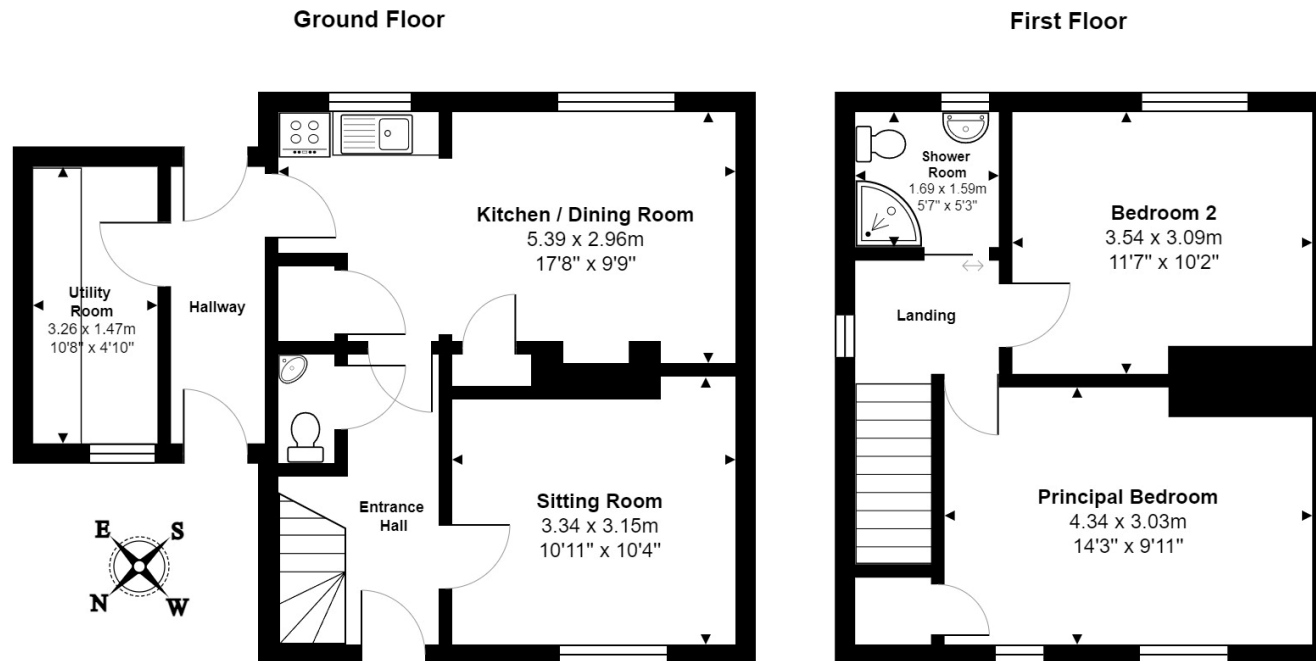
Outside, the property is set back off the road, behind a front garden which is mainly laid to lawn. A side door provides access to a particularly large rear garden which is mainly laid to lawn, with a patio area, ideal for alfresco dining and a timber-built shed.





Tenure – Freehold  
Property Type – Semi-detached  
Local Authority – Uttlesford District Council  
Council Tax – C  
EPC – E





Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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