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Walway Cottage, 210 Linton Heath  
| DE12 6PE | Offers In The Region Of £475,000

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- Offers in the Region of £475,000
- Family Bathroom and En-suite
- Ground Floor WC
- Off-Road Parking with Double Garage
- EPC: D
- Four Bedroom Semi-detached
- Three Reception
- Ample Garden Space
- Council Tax: A
- Freehold







Offers in the Region of £475,000

Royston & Lund are delighted to present this exceptional four-bedroom semi-detached family home, offered to the market with a guide price of £475,000 - £485,000. Beautifully blending timeless character with stylish modern enhancements, this substantial property offers an impressive level of space, charm and versatility, perfectly suited to family living while occupying a highly desirable setting.

From the moment you arrive, the property's attractive kerb appeal, generous frontage and detached double garage immediately set the tone for the quality within. The inner porchway provides immediate access to the snug, whilst the side entrance opens into the beautiful light kitchen space.

At the heart of the home is the stunning kitchen/breakfast room, a beautifully appointed space that perfectly balances practicality with contemporary style. Featuring quality cabinetry, generous work surfaces and an impressive breakfast bar island, this room has been designed for both everyday family life and entertaining, while large windows and garden access create a wonderfully bright and sociable atmosphere. A separate utility room and ground floor WC add further convenience.

The ground floor also offers a superb range of reception spaces, each rich in character and individuality. The elegant lounge exudes warmth and charm, while the spacious living room showcases beautiful period-inspired features including exposed beams, creating a cosy yet sophisticated environment. A separate dining room provides the perfect setting for formal entertaining or family gatherings, enhancing the home's flexible and well-balanced layout.





Total area: approx. 208.7 sq. metres (2245.9 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 62      | 75        |

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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