



18 Brookfield Road, Coton, Cambridge, CB23 7PT

Guide Price £585,000 Freehold



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**A BRIGHT AND SPACIOUS DETACHED BUNGALOW, BEAUTIFULLY PRESENTED SET WITHIN SECLUDED GARDENS, TUCKED AWAY AT THE END OF A QUIET CUL DE SAC AND BACKING ONTO COTON COUNTRYSIDE RESERVE.**

- Detached bungalow
- 3 beds, 1 bath, 1 recept
- Built in the 1960's
- Gas fired central heating to radiators
- Council tax band - E
- 1050 Sqft / 98 Sqm
- 0.11 acres
- Off road parking and garage
- EPC - C / 71
- Chain free

The property occupies a tranquil cul de sac position which backs onto the Coton Countryside Reserve with very pleasant walks from there to Grantchester, Newnham, Barton and Haslingfield. The highly thought of primary school is just a few minutes walk away and for those commuters, there are excellent road links nearby, namely the M11 and A14.

The accommodation comprises an entrance porch to a welcoming reception hall with solid oak flooring and a cloakroom/WC just off. Off the inner hallway, where there is a fitted storage cupboard, there are good sized bedrooms and a luxury family bathroom. The kitchen/breakfast room has been re-fitted with contemporary cabinetry, complemented by attractive work surfaces within set single sink and drainer, four ring gas hob, oven, extractor and space for a fridge/freezer and dishwasher, plus a door out to a covered side passageway. This room opens to a fabulous open planned sitting/dining room, again with solid oak flooring and a great family space with stunning views of the garden to the rear.

Outside, the property is tucked away at the end of a quiet cul de sac. The lawned front garden is screened by hedging and trees. The driveway provides parking for at least two cars and leads to a garage with up and over door, power and light connected plus space to the rear and plumbing for a washing machine, tumble dryer and fridge/freezer. The rear garden is mainly laid to lawn with flower and shrub borders, paved patio, selection of trees and bushes and all enjoys maximum levels of privacy. There is a footpath to the left hand side of the property which leads directly to the nature reserve at the back which is excellent for dog walks and a wonderful place for children to play.

#### **Location**

Coton is a quiet village situated just over two miles west of the city centre and surrounded by gently undulating countryside. Communications are excellent, Junctions 12 and 13 of the M11 are close by and the city can be reached within a few minutes drive either via the Madingley or Barton Roads. Alternatively the famous Coton footpath brings the Backs of the Colleges within enjoyable cycling distance. The village is consequently very popular in University circles due to its close proximity to the principal Colleges and University departments. Two 18 hole golf courses are within easy reach.

#### **Tenure**

Freehold

#### **Services**

Mains services connected include: gas, electricity, water and mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council

Council tax band - E

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Ground Floor



Approx. gross internal floor area 98 sqm (1050 sqft) excluding Garage and Walkway

| 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 |   |                         |           |
| England & Wales                             |   |                         |           |
|                                             |   | 71                      | 84        |
|                                             |   | EU Directive 2002/91/EC |           |

