



36 Station Road, Whittlesford, Cambridge, CB22 4NL
Guide Price £675,000 Freehold



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AN INDIVIDUAL, DETACHED SINGLE STOREY RESIDENCE, EXTENDED, OFFERING GENEROUSLY PROPORTIONED AND VERSATILE ACCOMMODATION, SET WITHIN A MATURE GARDEN IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom, 2 bathroom bungalow
- 2 reception rooms
- Generous sitting room with open fireplace
- Gas fired central heating
- EPC -D /60
- 1325 sqft/123 sqm
- 0.17 acre plot
- Well equipped kitchen/dining room
- Built 1n the 1970s
- Council tax band-F

The property occupies a pleasant non-estate position, set back from the road and just a moments walk from the main line train station and village primary school. The property boasts extremely versatile and deceptively spacious accommodation with scope for further enlargement, subject to planning consents and reconfiguration.

The accommodation comprises a spacious and welcoming reception hall with three good sized bedrooms, two with fitted wardrobe cupboards off. The guest bedroom boasts an ensuite shower room and there is a refitted family shower room to service the other bedrooms. The kitchen/dining room is fitted with solid oak cabinetry, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, breakfast bar and a range of integrated appliances and these include a five ring gas hob, double oven, extractor, dishwasher plus space for a fridge/freezer and washing machine. The sitting room is a large room with a feature open fireplace with brick surround and hearth and patio doors out to a large conservatory which has air conditioning.

Outside the front garden is laid mainly to lawn with a block paved driveway accommodating numerous vehicles leading to a double length garage with up and over door. The second part of the garage has been partitioned and acts as a utility room, accommodating the usual white goods plus there is a door to the garden. Gated access leads to the rear garden which is laid mainly to lawn, with flower and shrub borders, a selection of trees, one of which is a lovely Magnolia tree, bushes and shrubs, a paved patio, timber shed and all enjoys good levels of privacy and seclusion.

Location

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. Whittlesford is a stones throw from the Duxford Imperial War museum. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel. The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

Mains services connected include; gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-F

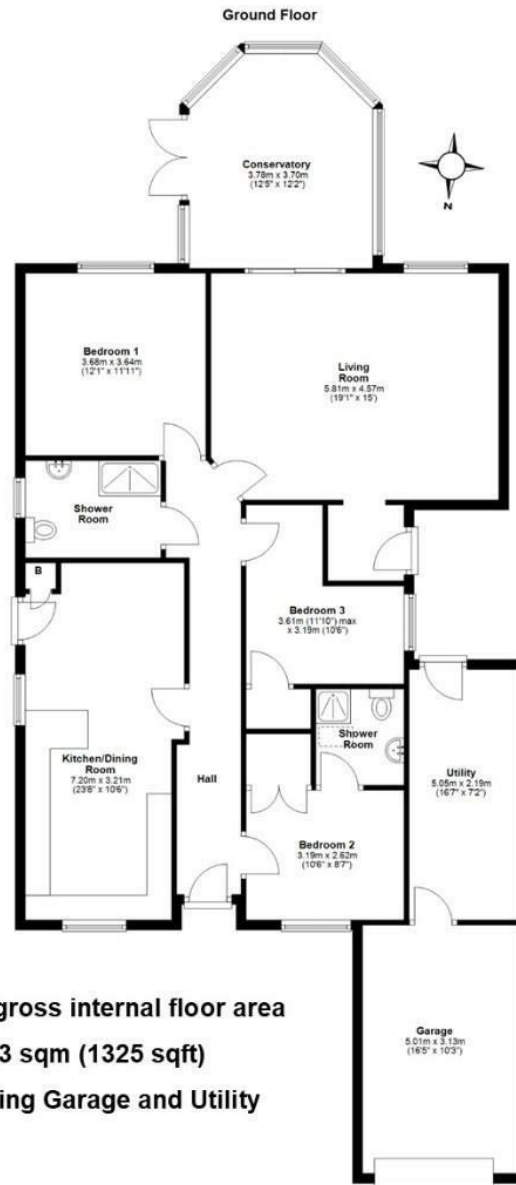
Fixtures and Fittings

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





Approx. gross internal floor area
123 sqm (1325 sqft)
Excluding Garage and Utility

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

