



33 High Street, Foxton, Cambridge, CB22 6SP  
Guide Price £650,000 Freehold

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**AN INDIVIDUAL DETACHED SINGLE STOREY RESIDENCE WITH GREAT SCOPE FOR FURTHER ENLARGEMENT AND SYMPATHETIC UPDATING, SET WITHIN A MATURE AND PRIVATE PLOT AND CENTRALLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Detached bungalow
- 1350 sqft/125 sqm
- Off road parking and garage
- EPC-D/61
- 3 bedrooms, 2 bathrooms, 3 reception rooms
- Gas fired central heating to radiators
- Built in the 1970s
- Council tax band-E

The property occupies a fine non-estate position set back and screened from the road with mature gardens and grounds of approximately 0.15 acres. The property was extended in the late 1990s, however offers further expansion scope and updating potential. The roof space is a large area that has been boarded and has lighting. This offers further potential for a roof space conversion (subject to planning consents/building regulations)

The accommodation consists of an entrance porch leading to a welcoming reception hall with three good sized bedrooms including the master bedroom with fitted wardrobe cupboards and an en suite shower room, a family bathroom and a separate WC. There are two generous reception rooms plus a garden room. The kitchen is fitted with attractive cabinetry, ample fitted working surfaces with one and a half sink unit with mixer tap and drainer, four ring ceramic hob, double oven, extractor plus space for a fridge/freezer, washing machine, tumble dryer and dishwasher.

Outside there is an expansive lawned front garden with a generous gravelled driveway providing off road parking for several vehicles and leading to the detached garage with up and over door, power and light connected. Gated access leads to the rear garden which is laid mainly to lawn with flower and shrub borders and beds, a generous paved patio, timber shed and all enjoys excellent levels of privacy.

#### **Location**

Foxton is set in the midst of open countryside, midway between Cambridge and Royston and just about 8 miles south of the university centre. It is a village of quality properties and enjoys a range of facilities including a mainline railway that provides regular and fast access to Cambridge and to London King's Cross within 55 minutes. The mainline railway will also serve the future Cambridge South station, giving access to the Cambridge Biomedical Campus. There is also a bus service, village shop, primary school, pub and recreation ground.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

South Cambridgeshire District Council

Council tax band-E

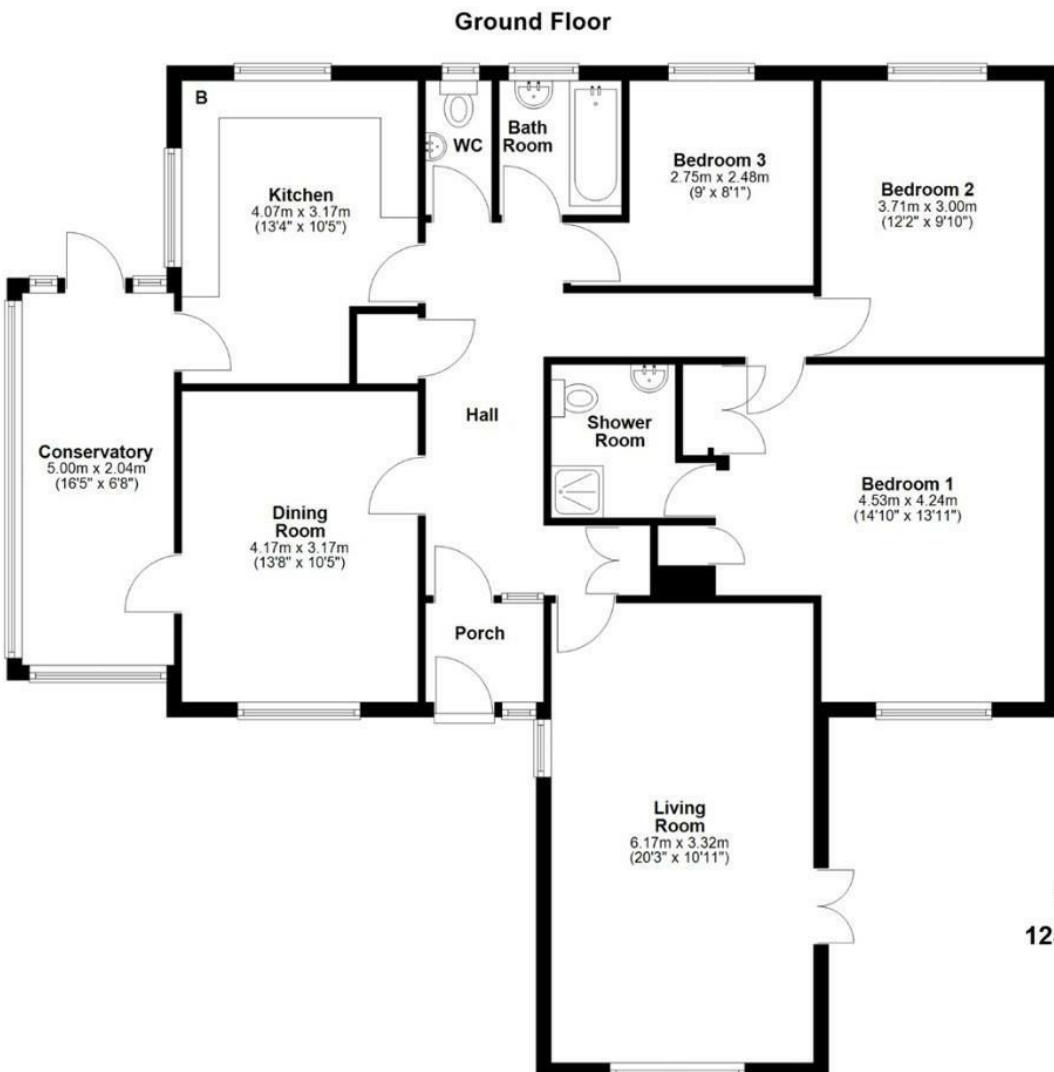
#### **Fixtures and Fittings**

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

