



21 Royston Road, Whittlesford, Cambridge, CB22 4NW
Guide Price £475,000 Freehold



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AN ATTRACTIVE 1920S BAY-FRONTED SEMI-DETACHED HOUSE, EXTENDED AND MUCH IMPROVED, SET WITHIN A LARGE, MATURE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE WITH THE ADDED BENEFIT OF PLANNING FOR A TWO-STOREY EXTENSION TO THE FRONT AND REAR.

- 3 bedroom, 1 bath, 1930s semi-detached house
- Refitted kitchen & utility room
- Large external home office
- Gas-fired heating to radiators
- EPC - D / 60
- Planning permission for two-storey extension
- 2 reception rooms plus garden room
- Off-road parking and mature gardens 0.11 acres
- No onward chain
- Council Tax Band - D

Offered with no onward chain, the property enjoys a fine non-estate position and just a short walk from the mainline train station and the village amenities. The current owners have transformed the property with a programme of expansion and refurbishment, resulting in beautifully presented accommodation. There is current planning permission of a two-storey extension to the front and rear of the existing property granted in 2023. Reference: 22/05595/HFUL

The accommodation comprises a welcoming reception hall with solid wood flooring and stairs to the first floor accommodation. There are two reception rooms including a bay-windowed dining room and sitting room with a feature fireplace incorporating a woodburning stove plus a garden room extension just off. The kitchen is fitted with attractive modern cabinetry and solid wood worksurfaces with an inset ceramic, one and a half sink unit with mixer tap and drainer. There is a range of integral appliances including a five-ring gas hob, double oven, extractor plus place for a dishwasher and an American-style fridge-freezer. Just off is a handy utility room with space for the usual white goods and a cloakroom w.c. just off.

Upstairs, there are three bedrooms. Please note that bedroom two and three are inter-connected and there is a refitted family bathroom with a shower-bath.

Outside, the property is set back from the road behind a lawned front garden. The driveway provides parking for two cars. Gated access leads to the rear garden, which measures 150ft in length, is laid mainly to well-maintained lawns with well-stocked flower and shrub borders and beds with a selection of trees and bushes. To the rear of the garden is a large garden office /studio (19'9" x 11'3") with power, light, heating and internet all connected.

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. 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

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

Statutory Authorities

South Cambridgeshire District Council.

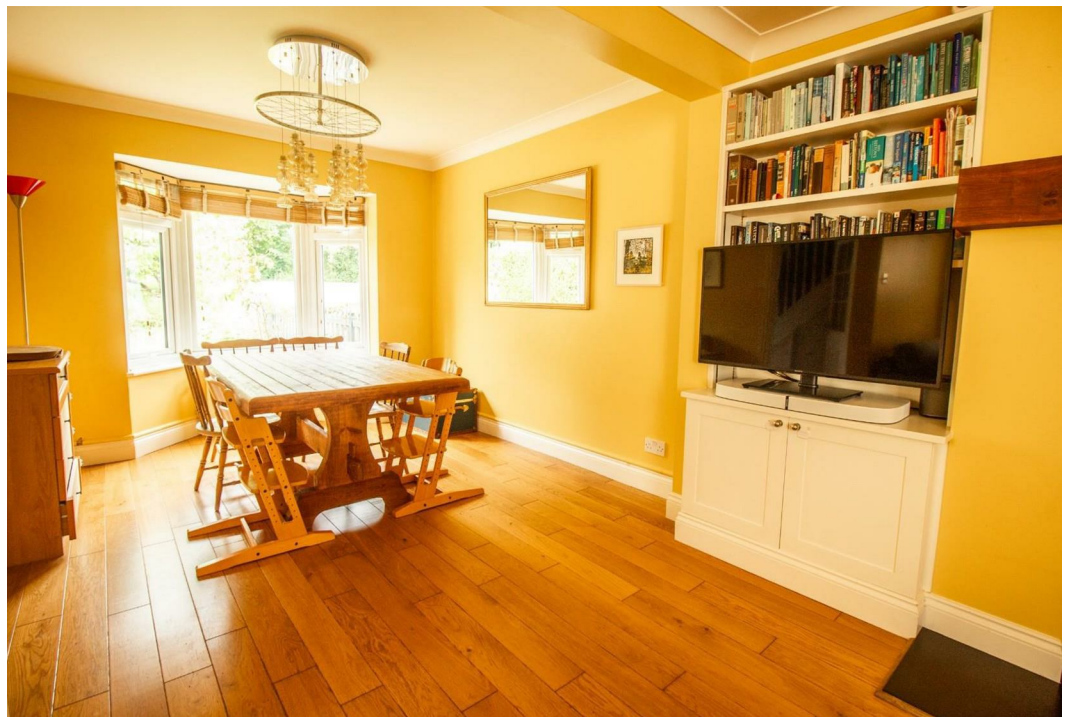
Council Tax Band - D

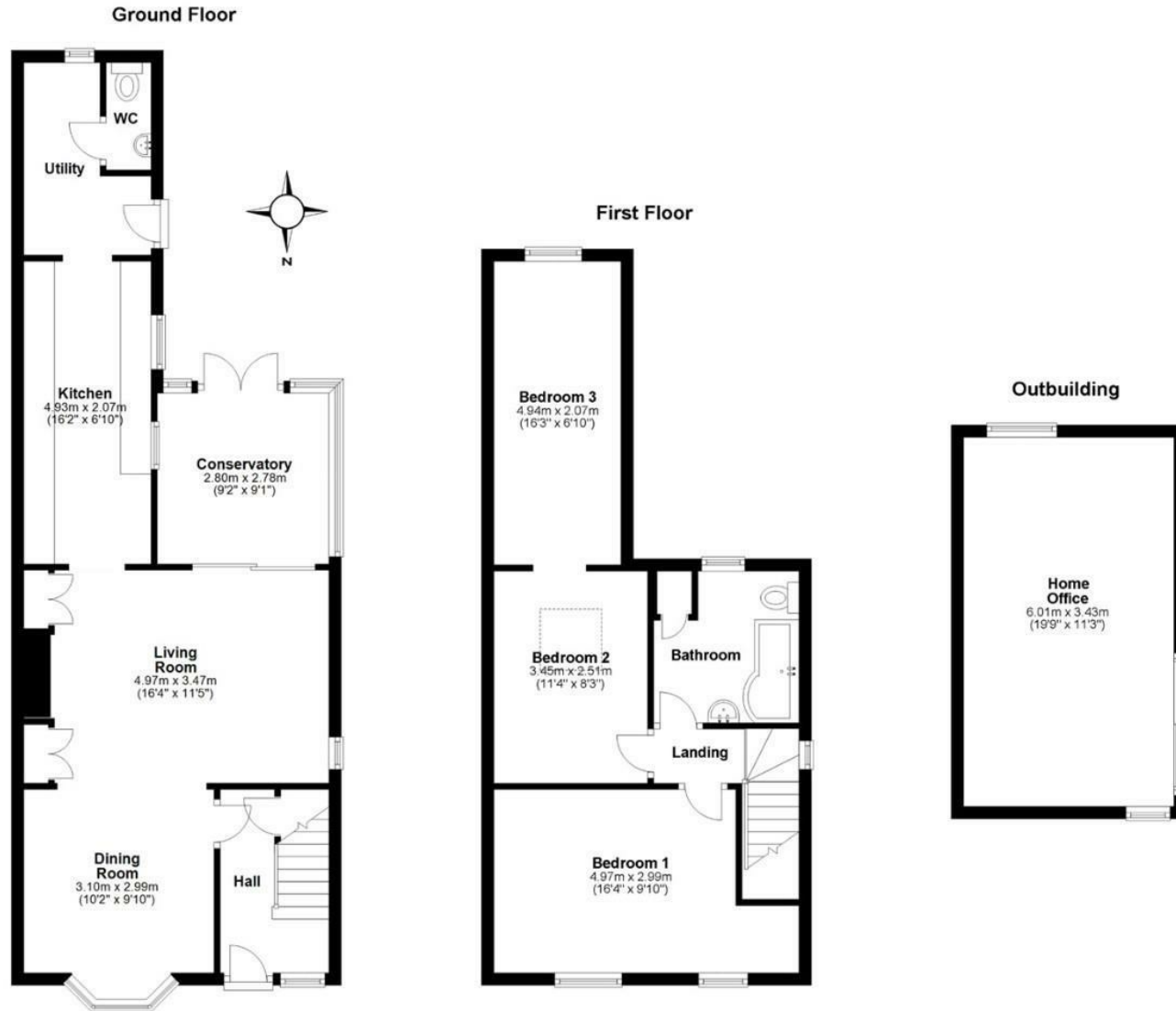
Fixtures and Fittings

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 100 sqm (1075 sqft) excluding Outbuilding

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

