

3 Woodlands Close, Girton, Cambridge, CB3 0JY

Guide Price £600,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A BEAUTIFULLY PRESENTED AND WELL-PROPORTIONED DETACHED FAMILY BUNGALOW TUCKED AWAY NEATLY ALONG A PRIVATE ROAD PROVIDING ACCESS TO JUST THREE BUNGALOWS AND BENEFITTING FROM FAR REACHING FIELD VIEWS TO THE REAR.

- Detached bungalow
- 1169.3 sqft/108.6 sqm
- Gas fired central heating to radiators
- Field views to the rear
- Council tax band-E
- 3 beds, 2 bath, 1 reception room
- 0.19 acre plot
- Block paved driveway
- EPC-D / 58

Occupying a plot of approximately 0.19 acres, this detached bungalow measures 108.6 sqm / 1169.3 sqft and provides accommodation across one level.

Woodlands Close is a quiet cul-de-sac accessible off Woodlands Park and provides access to just three properties. 3 Woodlands Close benefits from a large light and airy open plan reception space with triple aspect windows and doors overlooking the front garden, rear garden and fields beyond. The property benefits from three bedrooms and includes a spacious master bedroom with an en-suite adjoining. The kitchen of the property benefits from tiled splash backs, units at both base level and eye level and space for whitegoods which include a range style oven, dish washer, washing machine and fridge/freezer. Completing the accommodation is a boiler room accessible from the rear garden and a family bathroom suite with a panelled bath, pedestal sink unit and low-level WC.

Externally, to the front of the property is an extensive block paved parking area offering space for several vehicles which is fenced and accessed via a five-bar gate, in addition to a covered terrace and measuring about 60' x 36''. There is a side pedestrian access to an established rear garden, about 60' x 52' with brick paved seating area, partly covered with an established pergola with Wisteria over, fenced and laid to lawn with views over farmland beyond. There is an outside tap and a garden store with a fitted central heating boiler. In all a superb family home in excellent decorative order.

Location
Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and the property is also within the catchment area for the Girton Glebe Primary School and Impington Village College.

Girton has its own golf course and tennis club and the village is situated on the edge of open countryside over which there are some pleasant walks.

A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

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

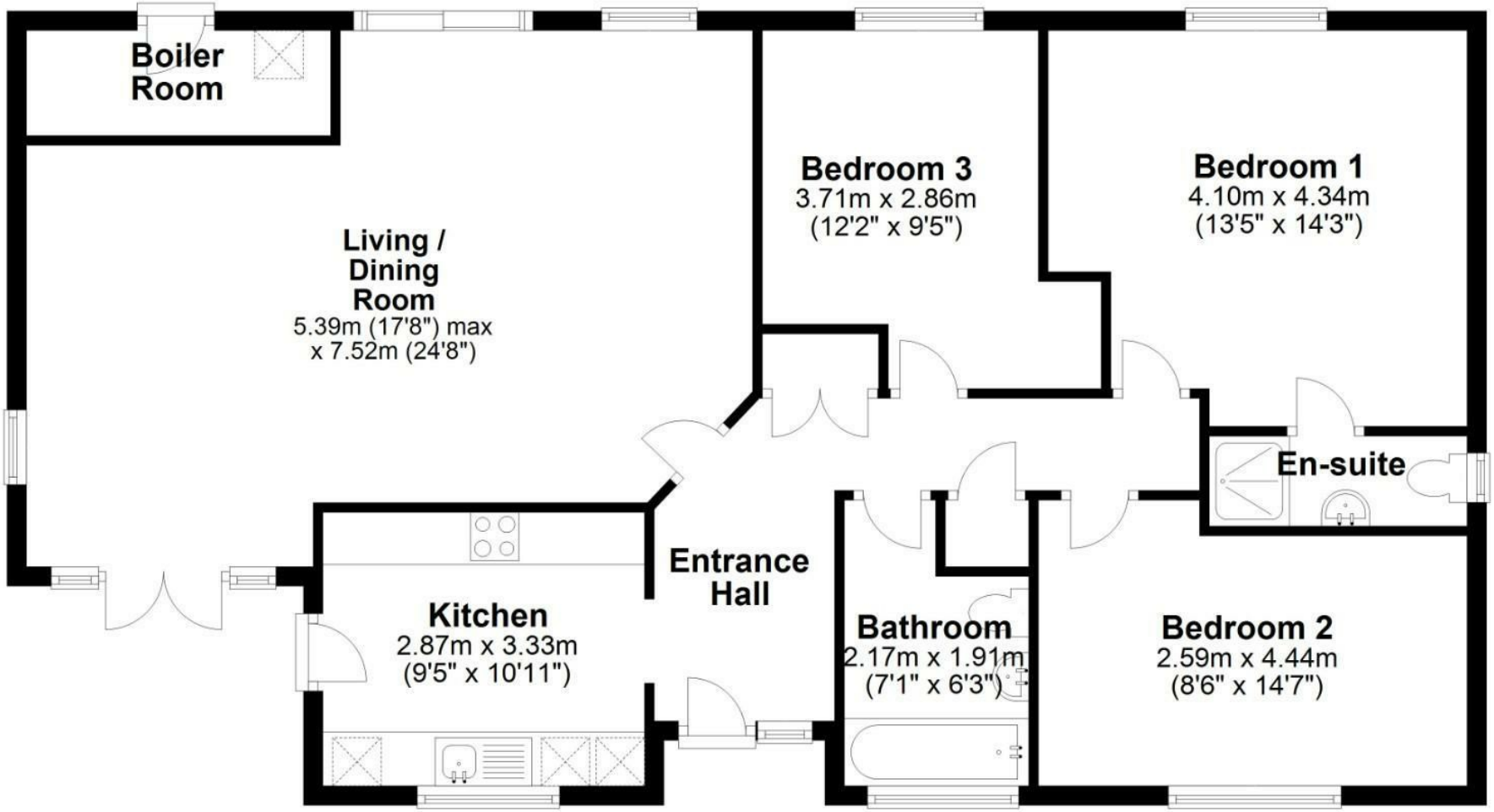
Agents Note
A covenant was attached to the property when constructed to state that the footprint of the property cannot be extended.



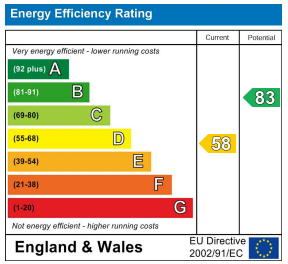


Floor Plan

Approx. 108.6 sq. metres (1169.3 sq. feet)



Total area: approx. 108.6 sq. metres (1169.3 sq. feet)



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.











