



335 High Street, Cottenham, Cambridge, CB24 8TX

Guide Price £400,000 Freehold



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**NESTLED WITHIN THE HIGH STREET OF COTTENHAM AND OVERLOOKING COTTENHAM GREEN TO THE FRONT, IS THIS THREE-BEDROOM, DETACHED HOME WITH OFF ROAD PARKING AND CARPORT.**

- Detached house
- 3 beds, 2 baths, 2 recepts
- Constructed in 1958
- Gas fired central heating - back boiler system
- Council tax band - F
- 1425 Sqft / 132 Sqm
- 0.07 acres
- Driveway parking and car port
- EPC -E / 50

Constructed in 1958 this detached house measures approximately 1425 Sqft / 132 Sqm and provides living accommodation over two levels. To the ground floor the property comprises of an entrance hall with WC adjoining, a generous sized lounge to the front which overlooks Cottenham Green and a kitchen/dining room ideal for entertaining at home. Completing the ground floor is a wet room and a conservatory with a utility area to the rear with plumbing for a washing machine.

To the first floor are three bedrooms which includes fitted wardrobes to bedroom one and bedroom two. A family bathroom with a sit-down bath, low level WC and sink with vanity unit serves all three bedrooms on the first floor.

Externally – The property has driveway parking for two vehicles within Bramley Close and these back onto a carport and outbuilding owned by the property. The rear garden to the property is fully enclosed with several patio areas as well as an array of flowers, trees and shrubs located around the rear garden.

**Location**  
Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

**Tenure**  
Freehold

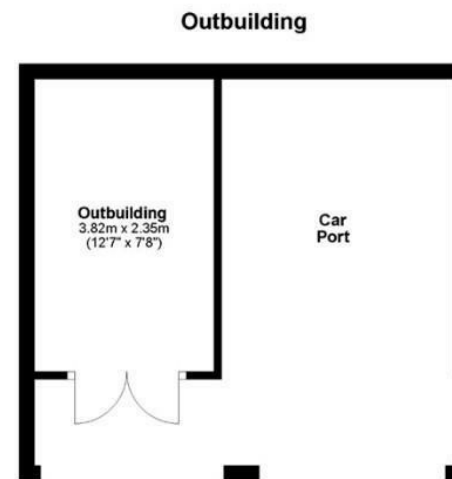
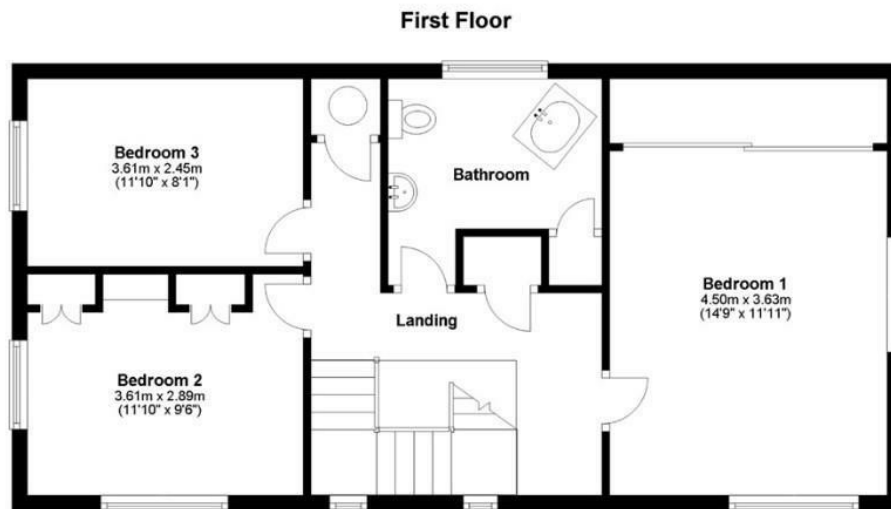
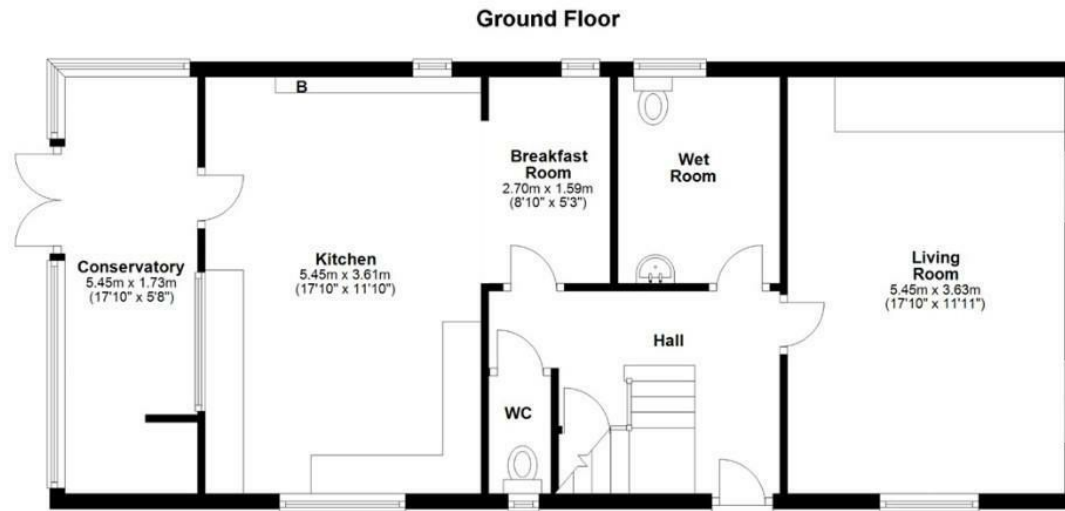
**Services**  
Mains services connected include: gas, electricity. water and mains drainage.

**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 132 sqm (1425 sqft) excluding Outbuilding**

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

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