



Whitehall Gardens, Duxford, CB22 4QL

CHEFFINS

Whitehall Gardens

Duxford,
CB22 4QL

An established mid-terraced property, offering well proportioned accommodation across two floors, enjoying a private and low maintenance rear garden as well as views over the central green, all situated in this prominent position on this conveniently located development to access a wealth of major commuter links.

LOCATION

Whitehall Gardens in Duxford offers an attractive blend of rural charm and modern convenience. Residents benefit from a peaceful setting with easy access to essential amenities such as local shops, a primary school, and recreational facilities. The area is also close to the historic Imperial War Museum, providing a cultural touchstone for history enthusiasts. For commuters, Whitehall Gardens boasts excellent accessibility, with quick connections to the M11 motorway and a nearby train station offering direct services to Cambridge and London, making it an ideal location for those balancing work and leisure. There is also a walk to the idyllic village of Thriplow, via a well maintained footpath.



Guide Price £250,000





STORM PORCH COVERING PANALLED GLAZED ENTRANCE DOOR

leading through into:

KITCHEN

Kitchen comprising of a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side and drinking water tap, integrated 4 ring Lamona electric hob with concealed extractor hood above, oven below, tiled splashback, space for fridge and freezer, space and plumbing for washer/dryer, water softener, tiled effect flooring, coved ceiling, LED downlighters, electric storage heater, understairs storage cupboard with fitted shelving and double glazed window to front aspect, panelled door leading through into:



LIVING/DINING ROOM

with coved ceiling, electric storage heater, recess shelf with brick surround, double glazed window overlooking garden, panelled door leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, electric storage heater, panelled glazed door fitted with privacy glass leading out onto garden.

ON THE FIRST FLOOR

LANDING

with coved ceiling, loft hatch, wood effect flooring, panelled doors leading into respective rooms.

BEDROOM 1

with continuation of wood effect flooring from landing, coved ceiling, panelled doors accessing built-in wardrobe fitted with railings and shelving, further panelled door providing access to immersion heater, electric storage heater, double glazed window overlooking garden.



BEDROOM 2

with loft access, coved ceiling, continuation of wood effect flooring from the landing, electric storage heater, double glazed window overlooking central green to the front.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted electric shower head, separate hot and cold bath taps with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, fitted storage cupboard underneath wash hand basin, stone effect surround and splashback, electric storage heater, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

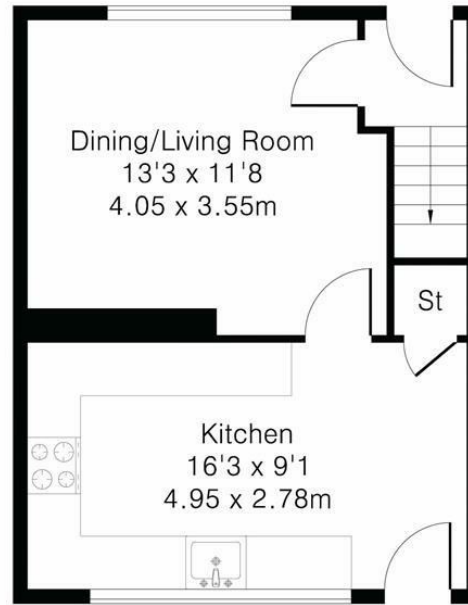
OUTSIDE

To the front the property is approached off Whitehall Gardens via a paved pathway leading to the front entrance door with the remainder of the front garden being mainly laid to lawn, parking on communal gravelled area.

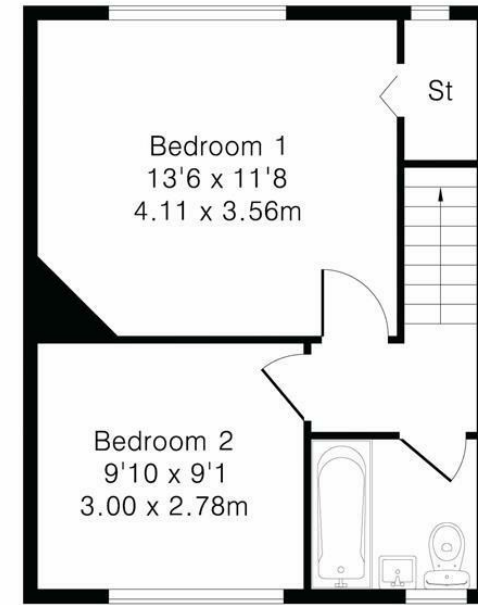
To the rear of the property is a private garden which is principally laid to gravel with a patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, continuation of this patio leads onto a paved pathway leading to the rear part of the garden with a further paved area and a timber access gate.



Approximate Gross Internal Area 684 sq ft – 64 sq m
 Ground Floor Area 342 sq ft – 32 sq m
 First Floor Area 342 sq ft – 32 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £250,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - South Cambridgeshire District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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