



Station Road (West), Whittlesford, CB22 4NL

**CHEFFINS**



## Station Road (West)

Whittlesford,  
CB22 4NL

A rare opportunity to purchase a double fronted detached residence, requiring sympathetic improvement and updating, standing within its own grounds of about 0.34 acre.

4 1 3

**Guide Price £850,000**







## LOCATION

The property is located within this picturesque South Cambridgeshire village within a good range of local amenities including the village green, pub/restaurant, post office/shop and railway station.



## **TIMBER PANELLED ENTRANCE DOOR**

with leaded and coloured glass pane leading into:

## **RECEPTION HALLWAY**

staircase rising to the first floor with natural timber handrail, newel post and spindles and understairs storage cupboard, cornicing, leaded and coloured glazed windows to the front, double panelled radiator.

## **LIVING ROOM**

feature fireplace with stone surround and hearth, cornicing, double panelled radiators, secondary double glazed bay window and secondary double glazed window to the side.

## **FAMILY ROOM**

cornicing, radiator, secondary double glazed bay window to the front, secondary double glazed window to the side.

## **BREAKFAST ROOM**

with radiator, secondary double glazed window, panelled and glazed door, arch opening through to:

## **KITCHEN**

Range of fitted basic units with double drainer stainless steel sink unit, radiator, coving, pantry cupboard, secondary double glazed windows to the side and rear.

## **REAR HALL**

with a panelled and glazed door leading out to the garden.

## **UTILITY/BOOT ROOM**

with Eurocal oil fired boiler, single drainer stainless steel sink unit, secondary double glazed windows to the rear, shelving.

## **CLOAKROOM**

with low level w.c., secondary double glazed window to the side.

## **ON THE FIRST FLOOR**

## **LANDING**

with radiator, secondary double glazed window to the rear.

## **PRINCIPAL BEDROOM**

fitted wardrobe to chimney breast recess, wash hand basin, radiator, secondary double glazed windows to the front and side.

## **BEDROOM 2**

radiators, wash hand basin, secondary double glazed windows to either side.

## **BEDROOM 3**

fitted wardrobes to chimney breast recess, radiator, secondary double glazed windows to front and side.

## **BEDROOM 4**

fitted wardrobe cupboard, radiator, secondary double glazed window to the side.

## **STUDY**

with round window to the front.

## **BATHROOM**

fitted double cupboard housing insulated hot water tank and slatted shelving, panelled bath, pedestal wash hand basin, radiator, secondary double glazed window to the rear.

## **SEPARATE TOILET**

with low level w.c., and secondary double glazed frosted window.

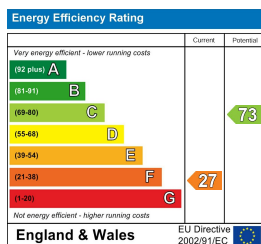
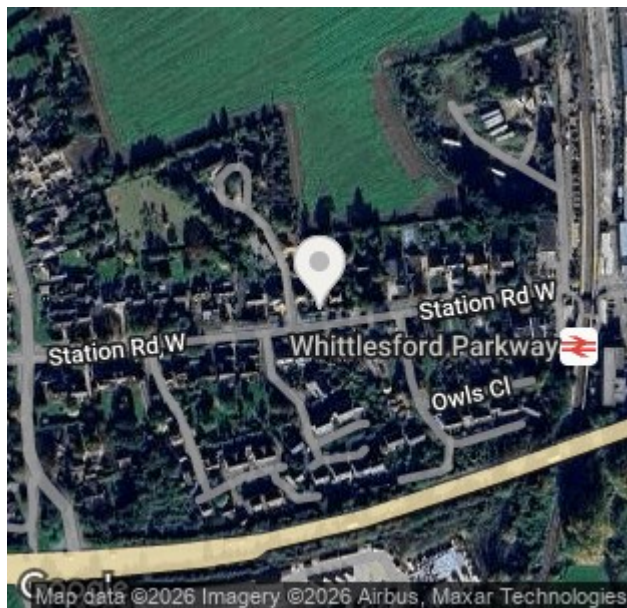
## **OUTSIDE**

The property stands in its own delightful established plot in all extending to 0.34 of an acre with driveway. DETACHED DOUBLE GARAGE with corrugated roof underneath concrete section elevations with an up and over door. The garden has mature trees and shrubs and enjoys far reaching views to the rear over adjoining farmland.









Guide Price £850,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire

**Approximate Gross Internal Area 1804 sq ft - 168 sq m**

Ground Floor Area 934 sq ft - 87 sq m

First Floor Area 870 sq ft - 81 sq m

Garage Area 241 sq ft - 22 sq m



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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.