



Whitehall Gardens, Duxford

£300,000 Freehold

CHAIN FREE • Three Bedrooms • Contemporary Bathroom • Bright Living Areas with Large Windows • Oil Heating
• Loft Conversion • Low Maintenance Rear Garden • Rear Access



Accommodation Comprises:

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Lounge

11' 8" x 13' 4" (3.57m x 4.06m)

Kitchen/Breakfast Room

9' 2" x 16' 4" (2.79m x 4.98m)

Landing

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Bedroom One

10' 4" x 12' 0" (3.14m x 3.66m)

Bedroom Two

8' 2" x 12' 1" (2.48m x 3.68m)

Bedroom Three

8' 0" x 9' 1" (2.44m x 2.78m)

Bathroom

5' 10" x 5' 3" (1.79m x 1.60m)







Located on a quiet cul-de-sac on the outskirts of Duxford Village and Thriplow, and facing onto a communal green, Keith Ian are delighted to bring to market this mid terrace three bedroom home, built c.1933 by the Ministry of Defence for the then RAF Duxford. The property offers a kitchen/breakfast room and lounge to the ground floor, two good size bedrooms and a re-fitted bathroom to the first floor plus a further bedroom in the converted loft space. Externally there is a West facing garden with gated rear access.

The development benefits from two play area/green spaces with climbing and gym equipment, making it great for families. The IWM also offer FREE annual passes to local residents making it ideal for any plane enthusiasts. Furthermore, there are many countryside walks, a fishing lake and some fantastic village pubs.

Cambridge is just over 8 miles away with its bustling City centre, Royston is just over 7 miles away offering many amenities and Whittlesford Parkway Station is just over 2 miles away offering services into Liverpool Street station as well as Stansted, Cambridge and further afield to places like Ely and Norwich.

Offered CHAIN FREE, this property is a MUST VIEW!

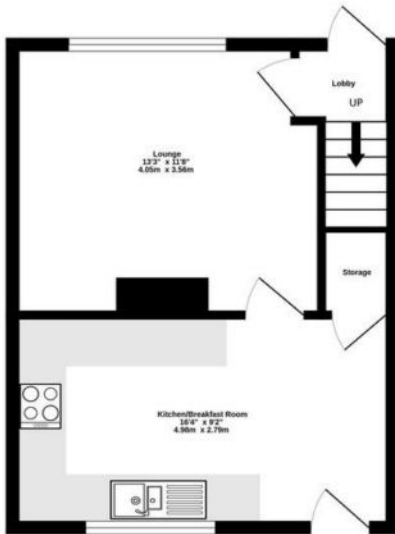
Council Tax band: B

Tenure: Freehold

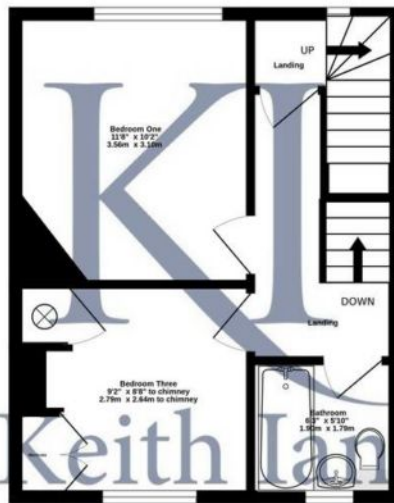
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

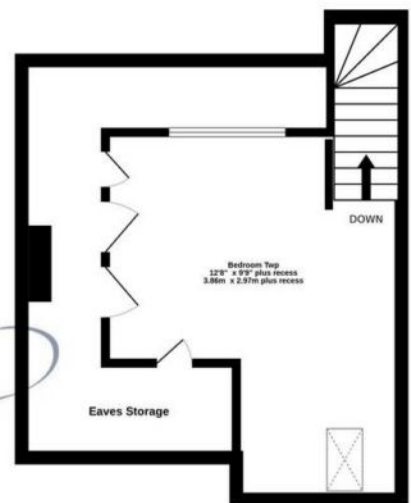
Ground Floor
333 sq.ft. (31.0 sq.m.) approx.



1st Floor
328 sq.ft. (30.4 sq.m.) approx.



2nd Floor
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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