



17 Burma Road, Duxford, Cambridge, CB22 4QP
Guide Price £425,000 Freehold



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01223 800860

AN ESTABLISHED SEMI-DETACHED HOUSE , EXTENDED AND MUCH IMPROVED SET WITHIN A MATURE AND PRIVATE GARDENS OVERLOOKING FARMLAND AND CONVENIENTLY LOCATED FOR THE WHITTLESFORD MAINLINE STATION AND M11 COMMUTER ROUTES.

- An extended 3 bedroom semi-detached house
- Refitted kitchen / dining room plus utility room
- Good-sized sitting room with a feature gas fire
- Ample parking and garage
- Private, mature rear garden
- Home office and summerhouse
- Views over fields to the rear

The property occupies a pleasant and quiet no-through-road position on what was the former Military of Defence officers' housing complex, located opposite the Duxford Airfield and conveniently located for commuters with the Whittlesford Railway Station and M11 a short distance away. The property boasts ample parking and garage plus a private and mature rear garden with garden studio and summerhouse with views over paddocks to the rear.

The accommodation comprises a spacious, welcoming reception hall with stairs rising to the first floor accommodation, storage cupboard under plus a cloakroom w.c. and utility room just off. The kitchen has been reconfigured combining the kitchen with the dining room creating a large family space, refitted with attractive cabinetry, ample fitted working surfaces with an inset ceramic sink unit with a mixer tap and drainer plus pull-out larder cupboards, spice and condiment cupboard and two corner carousel units. There is a range of integral appliances including a four-ring ceramic hob, oven, extractor, dishwasher and full-height fridge-freezer. Glazed French doors from the kitchen open to the sitting room with feature fireplace with attractive quarry tiled hearth and housing a gas-fired boiler (back boiler).

Upstairs, there are three good-sized bedrooms and a family bathroom. The master room boasts a dual aspect, fitted wardrobe cupboards and a small ensuite area.

Location

Duxford is a picturesque village established around the churches of St Peter's and St John's, set in some of the finest South Cambridgeshire countryside. It has become an important and growing community with the advantage of an excellent range of local facilities. A primary school serves the area and a regular bus route runs to Saffron Walden and the University City of Cambridge.

In addition, the nearby village of Sawston includes a highly regarded village college, banks, two supermarkets and recreational facilities. Renowned for the Imperial War Museum, to which residents are eligible for free access, Duxford has become a desirable locality for the commuter with the M11 junction and Whittlesford Parkway railway station both just over a mile away. The latter offers a convenient and regular service to London Liverpool Street. Royston is a short drive away and has a fast rail service to London King's Cross.

Services

All mains services connected apart from gas which is LPG.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - D

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.



Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



Total area: approx. 114.6 sq. metres (1233.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

