



18 Petersfield Road, Duxford, Cambridge, CB22 4SF
Guide Price £425,000 Freehold



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A WELL PROPORTIONED THREE BEDROOM DETACHED PROPERTY SUITED IN THE HEART OF THE VILLAGE, OFFERING GREAT SCOPE FOR EXPANSION STP, BENEFITING FROM NO ONWARD CHAIN.

- 3 bedroom detached house
- Well equipped kitchen
- 2 reception rooms
- Scope for modernisation and enlargement
- Off-road parking, garage
- Chain free

The property enjoys a quiet cul-de-sac position located right in the heart of this highly sought-after village. The property is seated within a generous plot offering great potential for expansion (subject to planning) and modernisation. Several neighbouring properties have been extended so planning permission should be fairly straightforward.

The accommodation comprises an entrance porch to a welcoming reception hall with a cloakroom w.c. just off. There are two reception rooms including a dual aspect sitting room with a gas fire and dining room with patio doors to the garden. The kitchen is comprehensively fitted with base level and wall-mounted storage cupboards, ample fitted working surfaces with an inset single sink and drainer, electric cooker point with an extractor above and space for a fridge-freezer and washing machine.

Upstairs, off the landing are three good-sized bedrooms and a remodelled shower room with a walk-in shower.

Outside, the property is set back behind a large lawned front garden. A driveway to the side provides ample off-road parking and leads to a garage with an up-and-over door, power and light connected. Gated access leads to the generous, mature rear garden, which is laid mainly to lawn with flower and shrub borders, a paved patio and enclosed by a combination of walling and fencing.

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.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

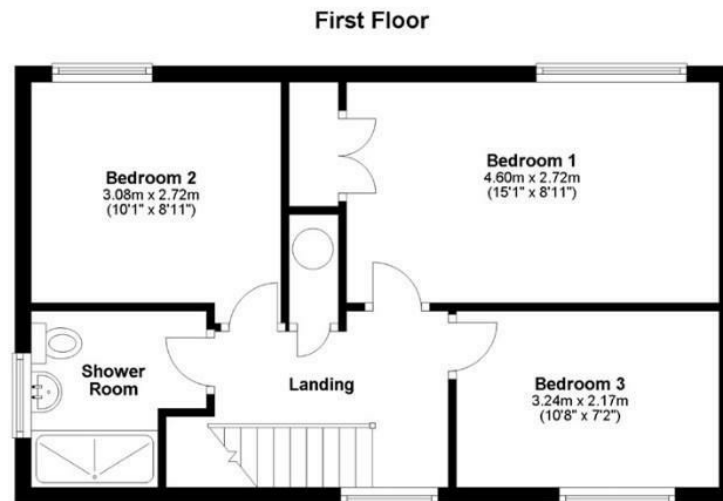
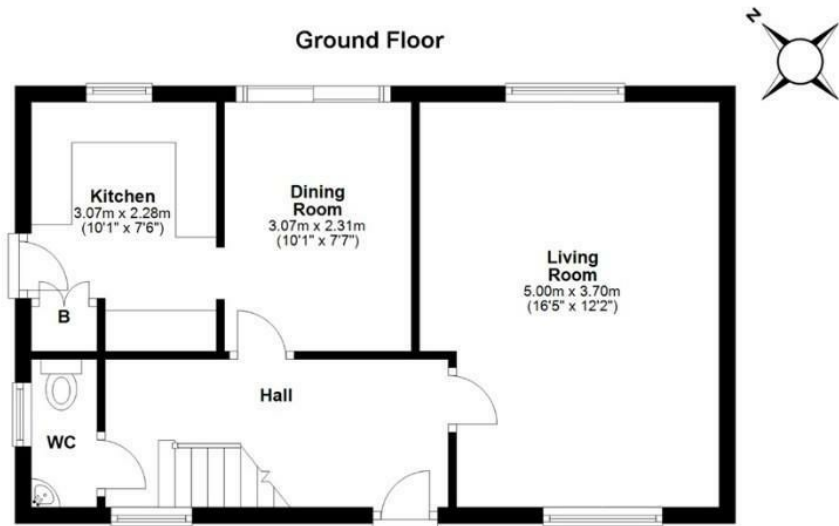
Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

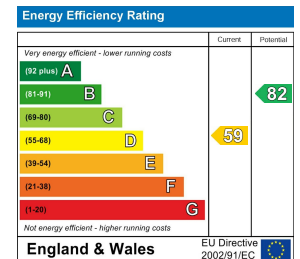
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 85 sqm (925 sqft)



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.

