



29 St. Johns Street, Duxford, Cambridge, CB22 4RA
Offers Over £410,000 Freehold



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A CHARMING, THREE-BEDROOM SEMI-DETACHED COTTAGE DATING BACK TO THE 19TH CENTURY SITUATED IN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Dual aspect living room • Period features • Fireplace • Garage • Private garden • Central village location. • EPC - E / 46

29 St John's Street has been altered and extended over the years to now provide accommodation stretching to 1300 sqft, with scope for additional expansion subject to the necessary consents. The property is ideally located for Duxford Community Church Of England Primary School.

Upon entering the property, the porch style entrance has useful internal access to garage/storeroom and then leads on to the main hall, with stairs leading to the first floor and a cloakroom w.c. The dual aspect living room with feature fireplace is situated at the front of the home and across the hallway leads to the kitchen, which boasts a range of base and eye-level storage, space for white goods, oven, gas hob and extractor, stainless steel sink, and a larder. Off the kitchen you have a further multipurpose, dual aspect reception room with doors leading out onto the patio and garden beyond is deal as a dining room, family room or as playroom. A utility room can be found just off from here.

On the first floor you have three bedrooms, the main bedroom benefitting from built-in wardrobes. The family bathroom is fitted with a three-piece white suite and on the landing there is an airing cupboard that houses the combi boiler.

Outside, you have a blocked paved driveway, providing off street parking for one car, with access in to garage with an up-and-over door. The rear garden is mostly laid to lawn with a small patio area, with established shrubs and bushes and a garden shed.

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 - D

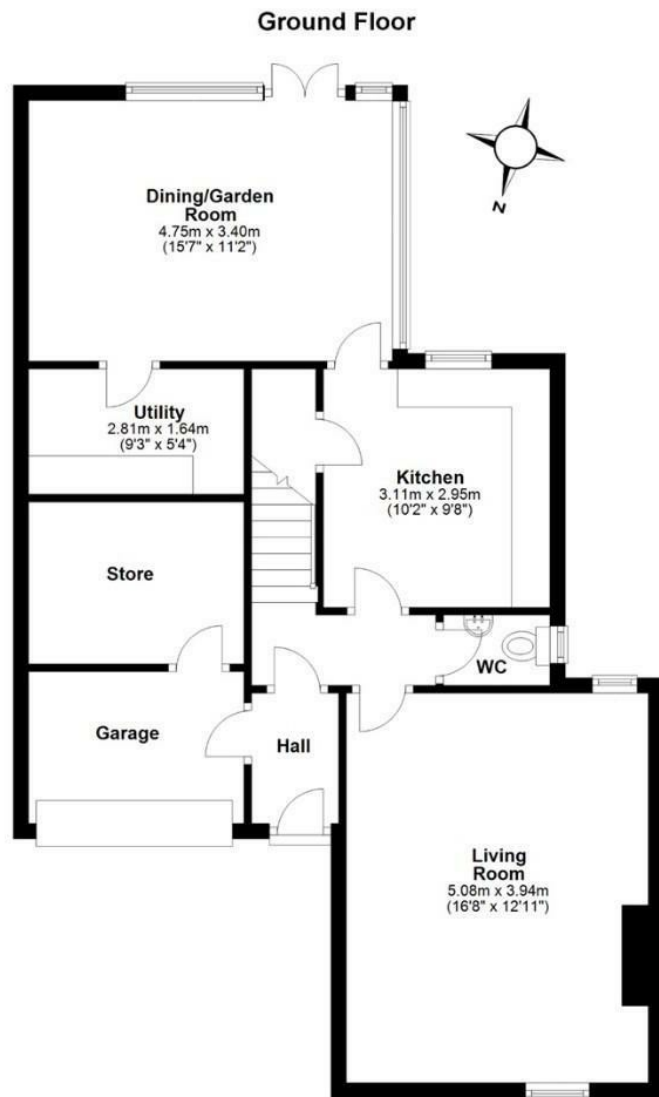
Fixtures and Fittings

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.





Approx. gross internal floor area 121 sqm (1300 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(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.

