



32 Station Road, Whittlesford, Cambridge, CB22 4NL  
Guide Price £800,000 Freehold



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**AN INDIVIDUAL DETACHED SINGLE STOREY RESIDENCE SET WITHIN MATURE GARDENS AND GROUNDS APPROXIMATELY 0.37 ACRES, WITH OFF ROAD PARKING, A DOUBLE GARAGE, OUTBUILDINGS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Detached bungalow
- 3 beds, 1.5 baths, 2 recepts
- Built in the 1930's
- Electric storage heaters
- Council tax band F
- 1525 sqft / 142 sqm
- 0.37 acres
- Off road parking and double garage
- EPC - E / 40
- Chain free

Hillcroft, is an individual 1930's detached single storey residence set within mature gardens and grounds and a stone's throw from Whittlesford main line train station. The property has been meticulously looked after over the years and is immaculately presented throughout, yet with great scope for enlargement and sympathetic modernisation.

The accommodation comprises a generous and welcoming reception hall, there are two good sized reception rooms, both with feature fireplaces. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted worksurfaces with an inset one and a half sink unit, mixer tap and drainer, four-ring electric hob, double oven, extractor and space for a dishwasher. Just off is a useful utility room, which houses the usual white goods. Off the inner hallway are three large double bedrooms and a four-piece family bathroom with a separate WC.

Outside, the property is set back from the road, behind an expansive lawned area. A driveway provides parking for two to three cars and leads to the detached double garage with electric door, power and light connected. There is gated access on both sides to the property with manicured and shaped lawns, well-stocked flower and shrub borders and beds including raised beds, a selection of mature specimen and fruit bearing trees and mature bushes. There is a large paved patio area, a brick built workshop with adjoining tool shed and a greenhouse. which all enjoy excellent levels of privacy and seclusion.

#### **Location**

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel.

The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

#### **Tenure**

Freehold

#### **Services**

Mains services connected include: gas, electricity, water and mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council.

Council tax band - F

#### **Fixtures and Fittings**

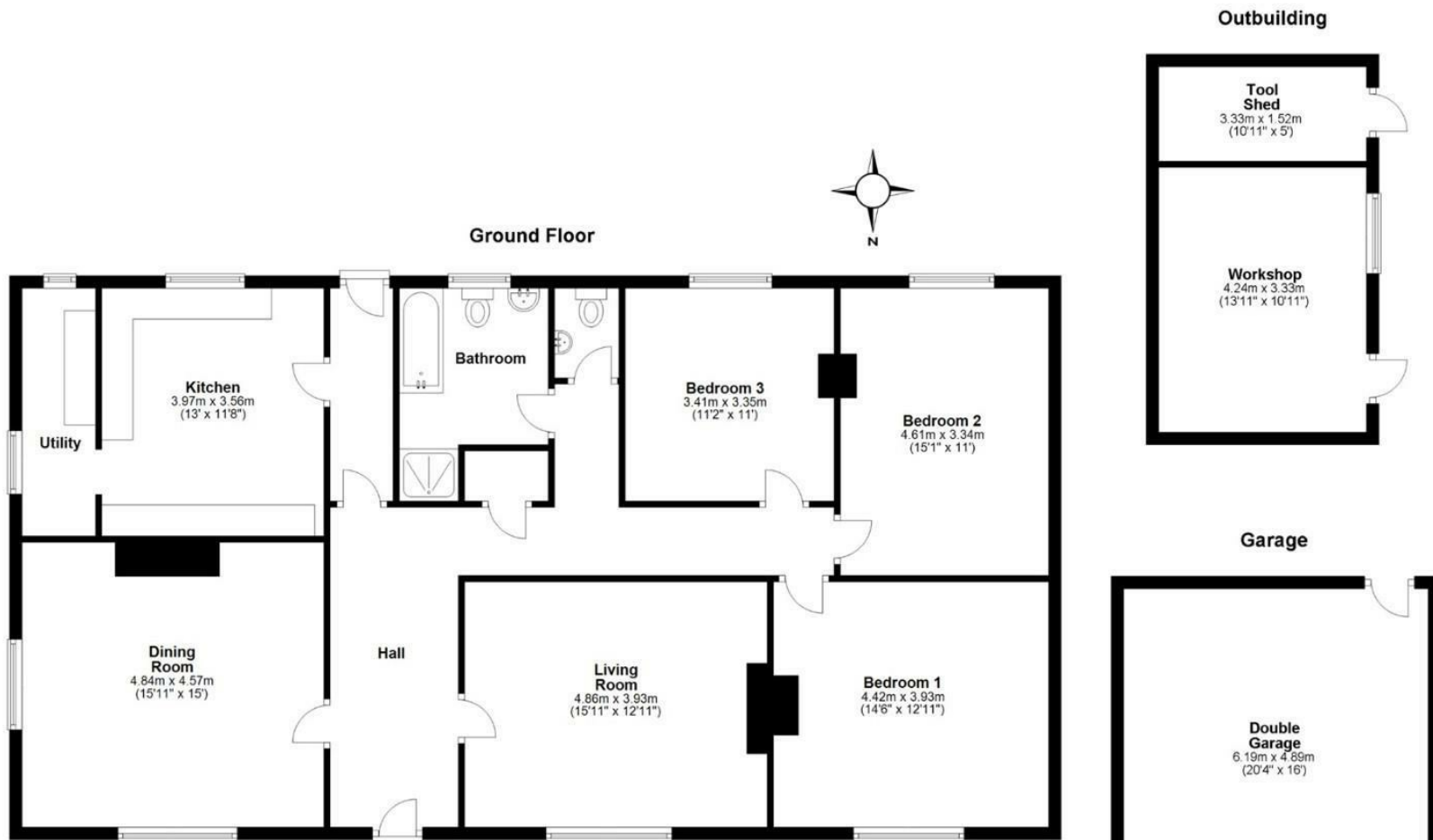
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

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

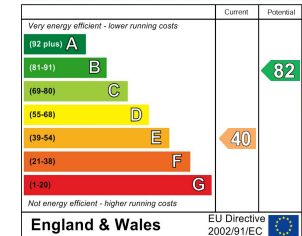






Approx. gross internal floor area 142 sqm (1525 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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.



