



57 West End, Cambridge, CB22 4LX
Guide Price £450,000 Freehold



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AN ESTABLISHED SEMI-DETACHED HOUSE ENDURING A FINE NON-ESTATE POSITION SET WITHIN A LARGE MATURE GARDEN LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Semi-detached house
- 3 beds, 1 bath, 2 recepts
- Built in 1930's
- Gas-fired central heating to radiators
- Council tax band - C
- 950 sqft / 88 sqm
- 0.10 acres
- Parking area for residents beyond the back garden
- EPC - D / 57

The property occupies a pleasant edge-of-village position and offers potential for enlargement subject to planning consents. The property measures approximately 950 sqft and is well presented throughout.

The accommodation comprises an entrance hall with stairs to the first floor accommodation. The dining room boasts an open fireplace and in turn opens to the sitting room, both with solid wood flooring. The kitchen is fitted with attractive cabinetry, fitted worksurfaces with an inset single sink unit, mixer tap and drainer, four-ring gas hob, double oven, extractor and space for a fridge-freezer and a wall-mounted, gas-fired central heating boiler. Just off the kitchen is a garden room with space and plumbing for a washing machine and a tumble dryer. Beyond the kitchen to the rear, is the family bathroom.

Upstairs, off the landing are three good sized bedrooms.

Outside, the front garden is laid to lawn and enclosed by picket fencing. The rear garden measures approximately 200 ft in length and is laid mainly to lawn with well stocked flower and shrub borders and beds, a small wildlife pond and a wide and varied selection of trees and bushes. All enjoy good levels of privacy and is south-facing.

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 - C

Fixtures and Fittings

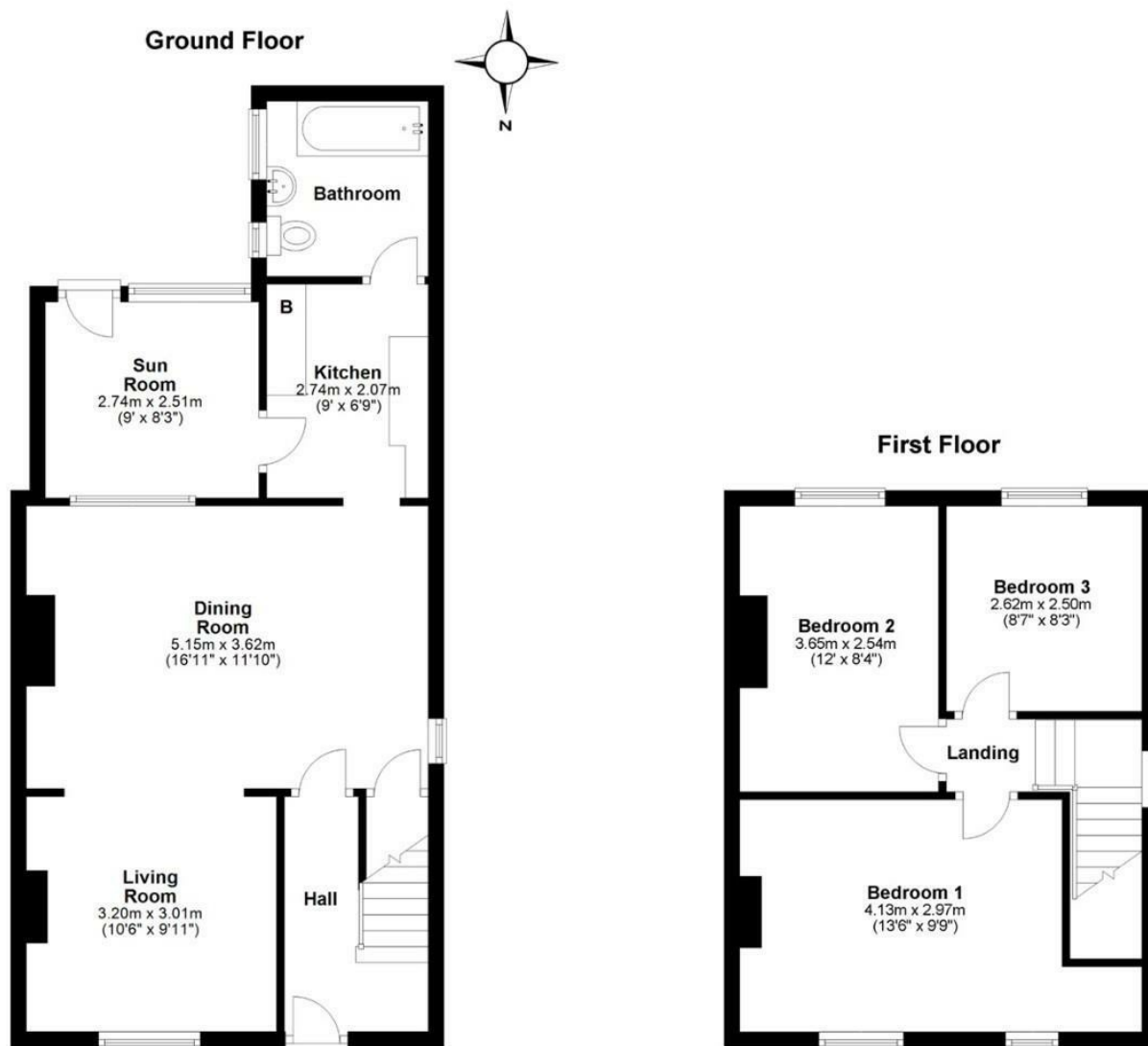
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 88 sqm (950 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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.



