



17 Woodlands Park, Girton, Cambridge, CB3 0QB
Guide Price £765,000 Freehold



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THIS EXTENDED AND MOST ATTRACTIVE 1930'S BAY-FRONTED SEMI-DETACHED HOUSE OCCUPIES A PEACEFUL AND PICTURESQUE POSITION WITHIN THIS PLEASANT TREE-LINED CUL-DE-SAC CLOSE TO THE VILLAGE CENTRE.

- Semi-detached house
- 4 beds, 2 bath, 2 receipts
- 1930's built
- Gas fired central heating and underfloor heating
- Council tax band - E
- 1396 Sqft / 129 Sqm
- 0.09 acres
- Driveway parking
- EPC - D / 56

The property has been skilfully extended and greatly improved, creating versatile accommodation of generous proportions with a highly accomplished finish and a high degree of natural light.

A bright and immaculately finished entrance hall with elegant staircase features an attractive wood herringbone floor which continues through to the sitting room and cloakroom. The spacious sitting room enjoys a large bay window with fitted shutters, bespoke built-in cabinetry and picture rails. The family/dining room opens into the large kitchen area with vaulted ceiling and underfloor heating. The Kitchen provides an extensive range of quality cabinetry, marble work surfaces, a large central island with storage and solid wood worktop. Full-length bi-fold doors open on to the patio area and rear garden.

Bedroom four is a flexible room providing en suite facilities and private entrance to the side of the property. A useful utility room with separate access completes the ground floor accommodation.

The first-floor landing leads to the quality 4-piece suite family bathroom with freestanding bath and three spacious double bedrooms. Bedroom one enjoys a large bay window with fitted shutters and built-in wardrobes.

Outside, the property sits back from the road behind a neat and established front garden with gravelled driveway. High double gates lead to the rear south facing garden, which has been recently landscaped, is predominately laid to lawn, has a large porcelain patio area with well-established borders and attractive small trees.

Location

Girton is a highly favoured spot to live, lying just 3 miles North West of the city with fast approach via the Huntingdon Road.

Usual facilities are available and there is an excellent village school, the Girton Glebe, within walking distance of the property. Impington Village College is also easily accessible and communications are excellent with the A14 and M11 being close by.

Girton has its own golf course and the village is situated on the edge of open countryside over which there are some pleasant walks.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

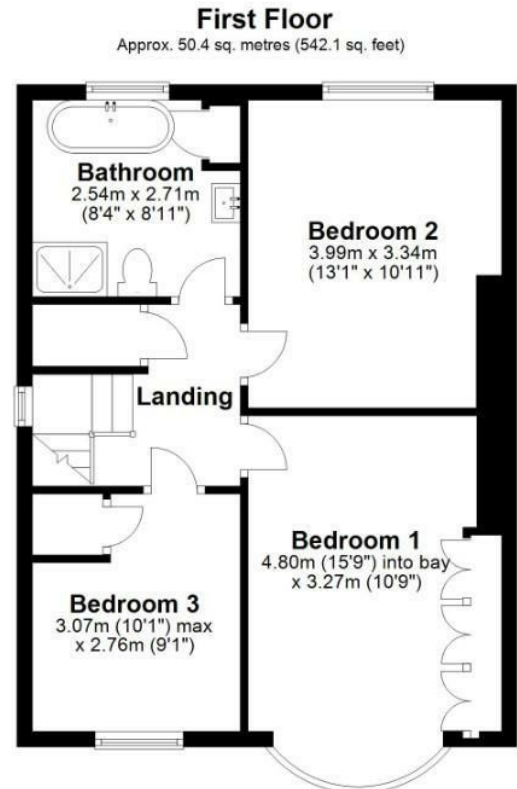
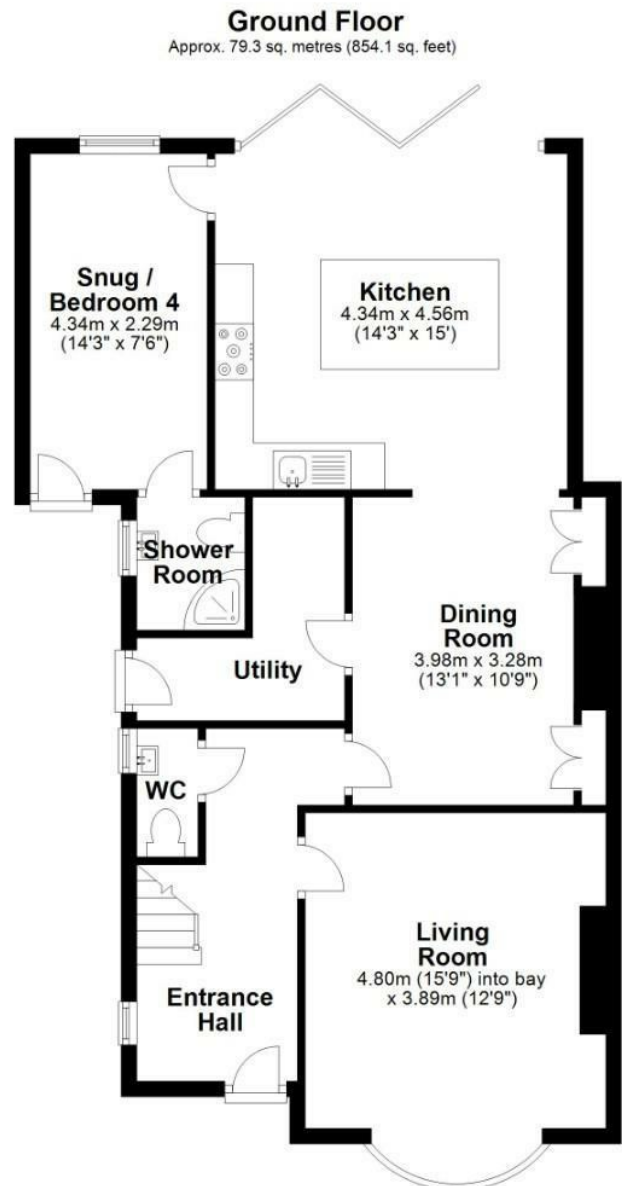
Fixtures and Fittings

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





Total area: approx. 129.7 sq. metres (1396.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	56
(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.

