



31a Denmark Road, Cottenham, Cambridge, CB24 8QS
Guide Price £450,000 Freehold



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01223 819300

**A STYLISH LINK-DETACHED THREE BEDROOM HOME WITH GARDEN OFFICE
WITHIN THE WELL REGARDED VILLAGE OF COTTENHAM AND WITHIN EASY
REACH OF THE HISTORIC CITY OF CAMBRIDGE.**

- Link detached house
- 3 beds, 1/2 receptors, 1 bath
- Garden Studio
- Gas fired central heating to radiators
- EPC - C / 79
- 1167 Sqft / 108 Sqm
- 0.05 acres
- Constructed in 2007
- Driveway parking and garage
- Council tax band - D

Constructed in 2007 along with one other property, this spacious home measures 1167 Sqft / 108 Sqm and provides generous living accommodation across two floors. To the ground floor the property comprises of an entrance hall with stairs leading to the first floor, two reception rooms including a large study that could double up as a third bedroom and a spacious kitchen. The main ground floor living space has been cleverly designed to provide spacious open plan living which is ideal for young families and entertaining from home. To the first floor are two large bedrooms, each with fitted wardrobes and a separate bathroom with a panelled bath with shower over, a low-level WC and a pedestal sink unit.

The property benefits from a cedar clad garden office providing a stylish and practical workspace which is double glazed and measures 4.2m x 3m.

Externally – To the front is a block paved driveway which leads onto the garage with electric up and over door. The rear garden is fully enclosed, laid predominantly to lawn, has established flower beds and benefits from a decking area running seamlessly off the rear patio doors.

Location

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band -D

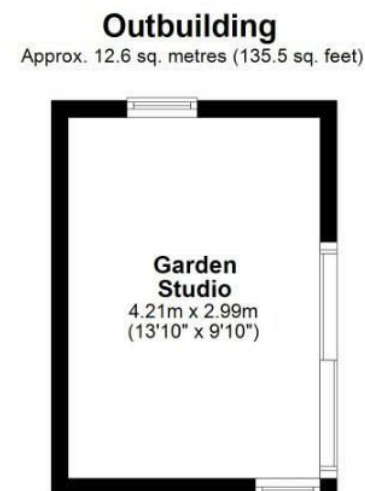
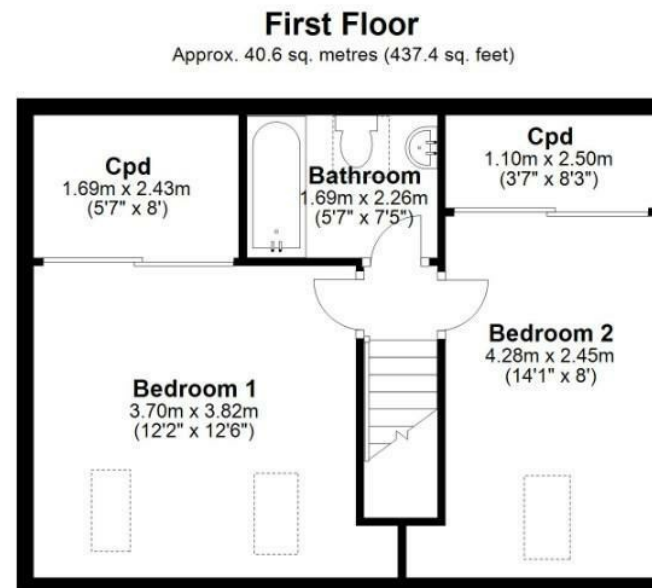
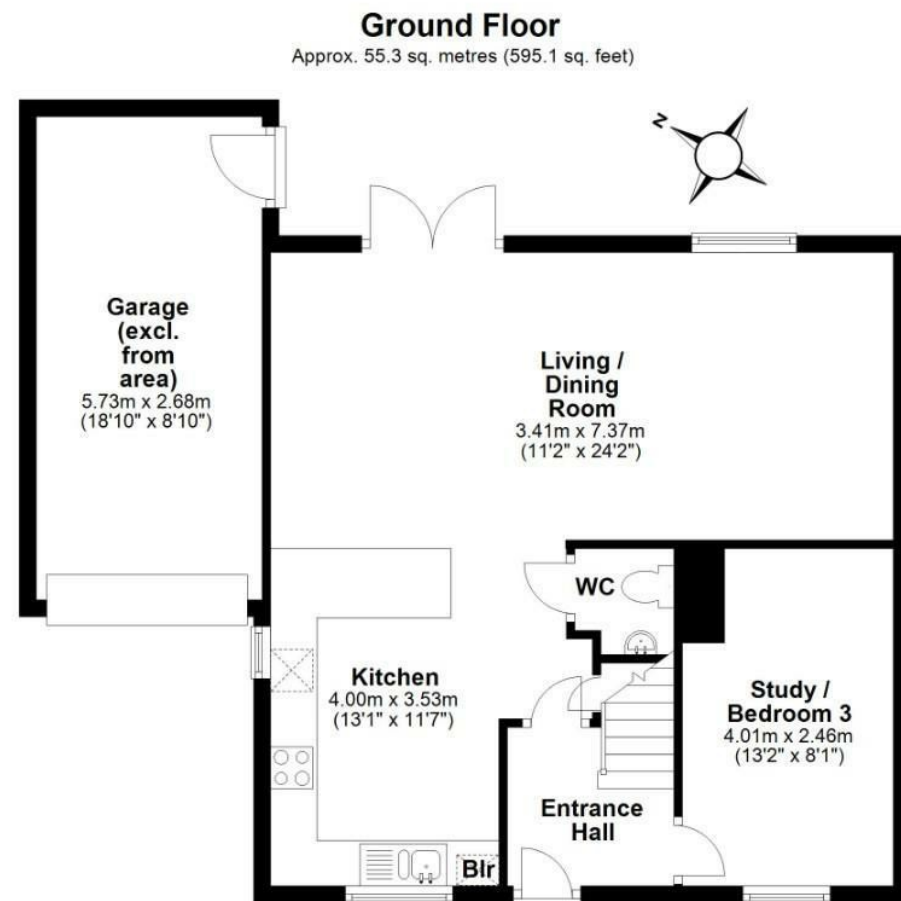
Fixtures and Fittings

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





Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

