



9 Woodlands Park, Girton, Cambridge, CB3 0QB  
Guide Price £800,000 Freehold



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**LOCATED WITHIN WOODLANDS PARK, GIRTON, IS THIS HEAVILY EXTENDED FIVE-BEDROOM, SEMI-DETACHED FAMILY HOME, OCCUPYING A GENEROUS SIZED PLOT WITH A PRIVATE LANE TO THE REAR.**

- Semi-detached house
- 5 beds, 2 baths, 4 recepts
- Gas fired central heating to radiators
- Driveway parking
- Council tax band - E
- 1882.4 Sqft / 174.9 Sqm
- Constructed in 1935
- Photo voltaic solar panels
- EPC - B /83

Constructed in 1935, this property has been extended most notably to the side and provides spacious accommodation measuring 1882.4 Sqft /174.9 Sqm. To the ground floor the property comprises four reception rooms which includes a study/snug in the extended part of the house, a living room with bay window to the front, a dining room, and a conservatory which opens into the rear garden. Completing the ground floor is a spacious entrance hall with storage beneath the stairs, a shower/utility room and a kitchen/dining room.

To the first floor are five bedrooms, a separate WC and a family bathroom with a panelled bath with shower above, a low-level WC and a pedestal sink unit. The loft space has been converted and provides a miscellaneous space, currently used as a hobby room and benefitting from Velux windows.

Externally – To the front the property benefits from a block paved driveway with herbaceous borders and small a lawn area. The larger than average rear garden is predominantly laid to lawn with a hard standing directly off the conservatory and kitchen/dining area. The rear garden is accessible along a private lane to the rear which provides access to several of the neighbouring gardens. Completing the rear garden is a detached workshop with integrated bicycle storage

#### **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. Solar panels for electricity.

#### **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



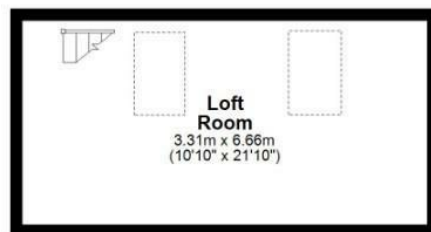






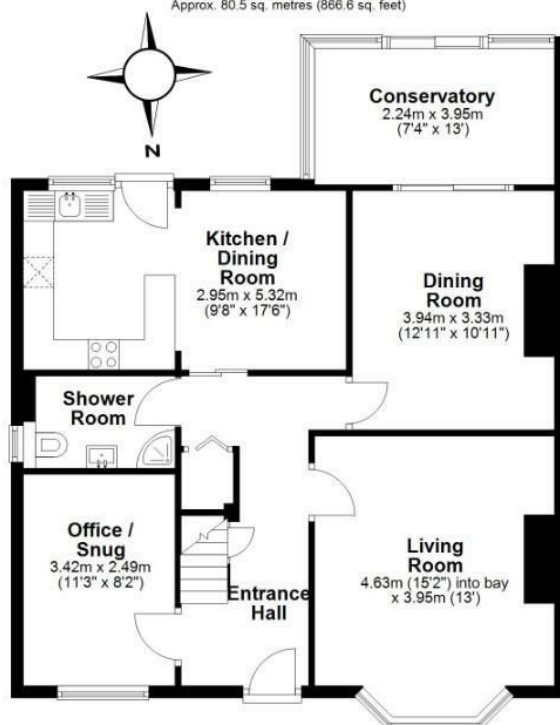
## Second Floor

Approx. 22.0 sq. metres (237.3 sq. feet)



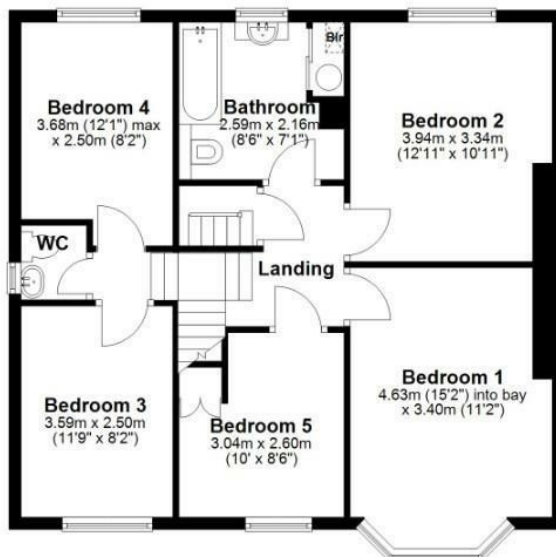
## Ground Floor

Approx. 80.5 sq. metres (866.6 sq. feet)



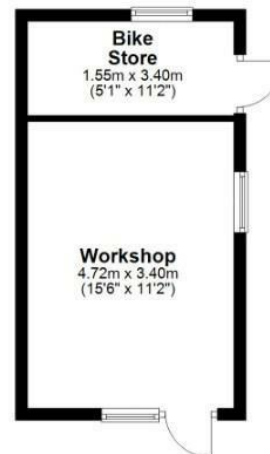
## First Floor

Approx. 72.3 sq. metres (778.5 sq. feet)



## Outbuilding (excl. from area)

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 174.9 sq. metres (1882.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	83	
(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		
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.







