



Woodfield Lane, Lower Cambourne Cambridge  
**£400,000** Freehold

**Sharman  
Quinney**

# Key Features



- Built-In Wardrobes in All Bedrooms
- No Chain
- Well Maintained Throughout
- Sought After Location
- Attention First Time Buyers

In the heart of Lower Cambourne this stunning family home is located perfectly. Close to local Schools and Amenities. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20 minutes. The nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes.

## Ground Floor

Entrance Hall  
Leading to;

Lounge - 15.00" x 10.00" (4.57m x 3.00m)  
Generous lounge with a featured fireplace and window to front.



Kitchen/Diner - 16.10" x 11.09" Max (4.90m x 3.38m Max)

Fitted with a matching range of base and eye level units, with window to rear and French Doors leading to the garden.

Cloakroom

Two-piece suite with Wash Hand Basin and low-level WC

First Floor

Master Bedroom - 11.10" x 9.07" (3.38m x 2.76m)

Built-In Wardrobe with window to rear. Leading to;

En-Suite

Fitted with a three-piece suite comprising of shower cubicle, wash hand basin and window to rear.

Bedroom 2 - 9.01" x 10.04" (2.74m x 3.06m)

Built-In wardrobe with window to front.

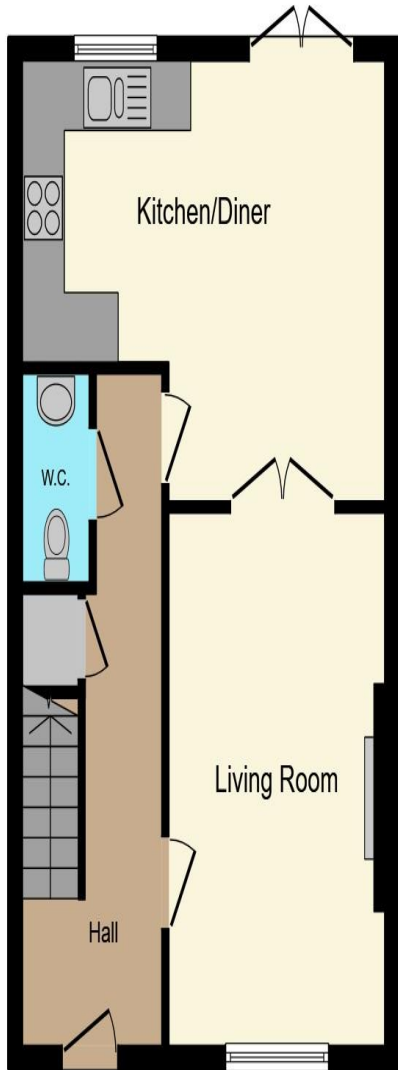
Family Bathroom - 5.09" x 6.11" (1.55m x 1.86m)

Fitted with a three-piece suite comprising of a bath, wash hand basin and WC.

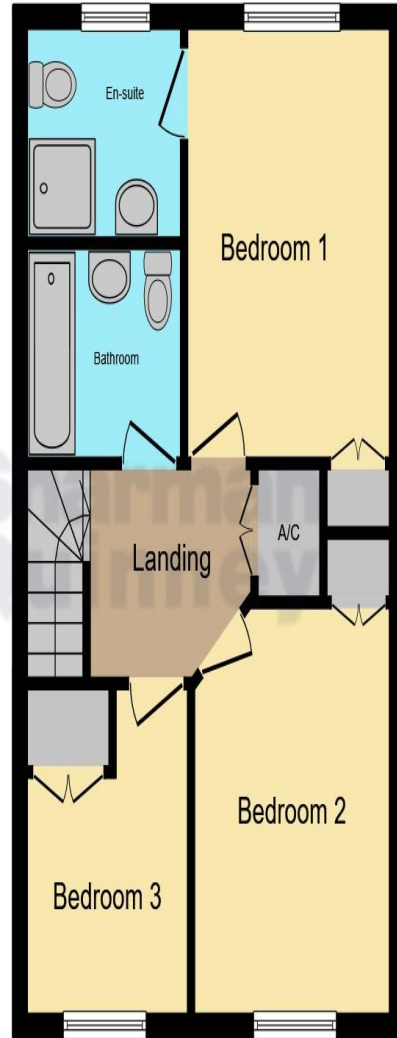
Bedroom 3 - 6.07" x 7.06" (1.85m x 2.15m)

Built-In wardrobe with window to front.

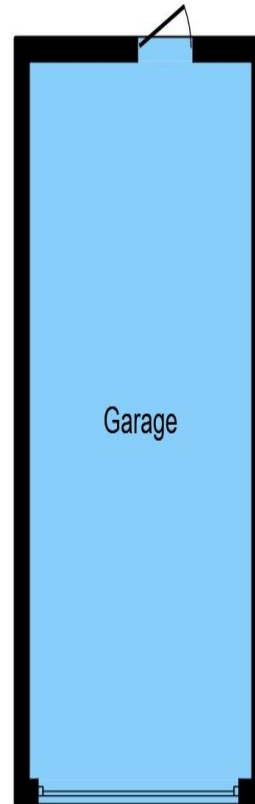




**Ground Floor**



**First Floor**



**Garage**

**Outside**

The generous rear enclosed garden offers a seated patio area accessible from the Kitchen/Diner. The front offers a Single garage and driveway for multiple cars.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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