



Margett Street Cottenham  
CB24 8QY

Pocock + Shaw

35 Margett Street  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8QY

A detached individual four bedroom home, ideally located in this very popular road, just off the High Street. With ample off road parking, garage and enclosed rear garden.

- Reception hall with cloaks wc
- Sitting room
- Dining room
- Fitted kitchen
- Four well proportioned bedrooms
- En-suite shower to master bedroom
- Family bathroom
- Single garage
- Gated driveway
- No upward chain

Offers in region of £500,000



This individual detached four bedroom home, is just off the High Street close to the various shops and amenities that the village has to offer. With a good sized sitting room, dining room and well fitted kitchen. There is an enclosed and well stocked rear garden, gated driveway with ample parking and a single garage.

### Recessed entrance porch

**Entrance porch** Glazed entrance door to:

**Reception hall** Stairs rising to the first floor, radiator. Door to:

**Cloaks WC** Pedestal wash basin, close coupled wc, radiator and oak effect flooring.

**Sitting room** 17'7" x 11'8" (5.36 m x 3.56 m) Window to the front, two radiators. Feature fireplace with wood burning stove, tiled hearth and pine surround. Double doors to:

**Dining room** 11'10" x 10'3" (3.61 m x 3.12 m) Double patio doors to the rear garden, radiator, door to :

**Kitchen** 11'8" x 9'1" (3.56 m x 2.77 m) Well fitted range of units with work surface, inset single drainer stainless steel sink unit and mixer tap. Range of drawer line base units with inset four burner gas hob, and Aeg double eye level oven. Range of matching wall mounted cupboards. Part ceramic tiled splash-back. Window to the rear and door to the side. Large under stairs storage cupboard. Radiator

**First floor landing** Access to loft space, coved cornice.

**Bedroom one** 11'10" x 8'11" (3.61 m x 2.72 m) Window to the rear, radiator, double fitted wardrobe.

**En-suite shower room** Fitted suite with counter set wash basin and double cupboard beneath, close coupled wc and shower cubicle. Heated towel rail/radiator window to the side.

**Bedroom two** 11'11" x 11'8" (3.63 m x 3.56 m) Window to the front, radiator, single fitted wardrobe.

**Bedroom three** 9'3" x 7'10" (2.82 m x 2.39 m) Window to the rear, radiator, coved cornice.

**Bedroom four** 7'9" x 6'7" (2.36 m x 2.01 m) Window to the front, radiator, coved cornice.

**Bathroom** Fitted suite with pedestal wash basin, close coupled wc and bath, radiator and window to the side. Radiator/heated towel rail.

**Outside** To the front of the property there is a small garden area with ornate metal railing to the boundary. Block paved pathway and driveway to the side, with five bar gate, ample off road parking, leading to:

**Single garage** 17'2" x 9'3" (5.23 m x 2.82 m) Single up and over door, courtesy door to the side. Eaves storage.

**Rear garden** A private and well tended garden, with main lawn area, well stocked flower and shrub borders, small patio area.

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw

**Note:** Windows and external doors replaced in 2019 and boiler and central heating replaced in 2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**