

- Ground Floor
- Entrance Hall
- Cloakroom
- Lounge/Dining Room
6.26m (20'6") max x 3.51m (11'6")
- Family Room
4.53m (14'10") x 3.51m (11'6")
- Kitchen
3.40m (11'2") x 3.37m (11'1")
- First Floor
- Landing
- Bedroom 1
3.58m (11'9") max x 3.57m (11'9")
- Bedroom 2
3.57m (11'9") x 2.52m (8'3")
- Bedroom 3
2.68m (8'9") x 2.52m (8'3")
- Bedroom 4
2.77m (9'1") x 2.68m (8'9")
- Bathroom
- Outside
To the front of the property is a block paved pathway, a mature gravelled

border, and a block paved driveway that leads to a single garage. To the side of the property is a further block paved driveway and carport.

To the rear of the property is in an enclosed garden that is laid mainly to lawn with mature trees, shrubs, and hedgerows, a paved patio seating area, two sheds, and a green house.

Further Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: E
Agents Note: Due to the nature of the sale of this property, the property will remain on the market until the exchange of contracts

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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PROPERTY SUMMARY

An established, detached property in a popular location, a short distance from local schools, amenities, and public transport links to the Guided Busway to Cambridge. This superb home has been an extend to the rear meaning the ground-floor now offers two reception rooms. Further benefits are a cloakroom, a kitchen, four good-size bedrooms, and a family bathroom.

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