



**Kennedy**  
&co.

High Street

Tadlow

SG8 0EX

Offers In Excess Of £625,000

- Large gardens
- Four double bedrooms
- Three reception rooms
- Conservatory
- Double garage
- Long driveway
- Parking for 6 plus vehicles
- Located on a no through Road





Located on a no through road the very large family home is offered for sale with no upper chain. The rear garden is mature and of a very good size. The front, has a long driveway with parking and turning head for six plus cars and a double garage. The property itself, consists of: Four double bedrooms, en-suite to the master and large family bathroom. Three reception rooms plus a conservatory, down stairs cloakroom, large kitchen and utility room. A viewing is recommended via our agency.

### **PARTICULARS**

Approaching the property via the long drive with turning head providing parking for six plus vehicles, good size front garden laid to lawn. Large double garage with side door, power and lighting.

Covered porch, double glazed door to:

### **HALLWAY**

Stairs rising to the first floor. Radiator. Under stairs cupboard. Doors to all principle rooms.

### **CLOAKROOM**

Vanity unit housing the wash hand basin. W.C. Radiator. Frosted double glazed window to the side.

### **STUDY**

8' 4" x 8' 4" (2.54m x 2.54m) Double glazed window to the side. Radiator

### **LOUNGE**

16' 2" x 12' 3" (4.93m x 3.73m) Open fire in a brick

surround with stone hearth and timber mantle. Double glazed window to the front. Radiator. T.V point. Archway through to:

### **DINING ROOM**

15' 3" x 11' 8" (4.65m x 3.56m) Two radiators. Serving hatch from the kitchen. Coving to the ceiling. Double glazed patio doors to:

### **CONSERVATORY**

11' 9" x 8' 4" (3.58m x 2.54m) Constructed in UPVC and double glazed. Wall lighting. Electric heater.

### **KITCHEN**

11' 7" x 11' 4" (3.53m x 3.45m) Base and wall mounted units in high gloss. Rolled edge work top surfaces. Centre island. Stainless steel sink with mixer taps and

cold water dispenser. Splash tiled surround. Hotpoint hob and extractor hood. Hotpoint double oven. Space for fridge/freezer. Double glazed door to the side and double glazed window to the rear garden. Radiator. Coving to the ceiling.

### UTILITY ROOM

8' 4" x 5' 2" (2.54m x 1.57m) Oil fired boiler. Shelving and work tops. Plumbing for washer/dryer and dishwasher. Water softener. Double glazed window to the side.

### LANDING

(large enough to be a study area. Access to the insulated loft space. Airing cupboard with hot water tank. Double glazed window to the side. Door to:

### BEDROOM 1

14' 5" x 12' 2" (4.39m x 3.71m) Double glazed window to the front. Radiator. Two fitted wardrobes. Radiator. Coving to the ceiling.

### ENSUITE

Large en-suite comprising: Corner shower. W.C. Vanity unit housing the wash hand basin. Radiator. Velox window. Half tiled surround.

### BEDROOM 2

15' 6" x 11' 5" (4.72m x 3.48m) Fitted wardrobes. Unit with drawers and cupboards underneath. Double glazed window to the rear. Radiator. Coving to the ceiling.

### BEDROOM 3

11' 6" x 11' 4" (3.51m x 3.45m) Double glazed window to the rear. Double wardrobe. Radiator. Coving to the ceiling.

### BEDROOM 4

18' 5" x 10' 8" (5.61m x 3.25m) Sloping ceilings with two Velox windows to the front. Radiator.

### BATHROOM

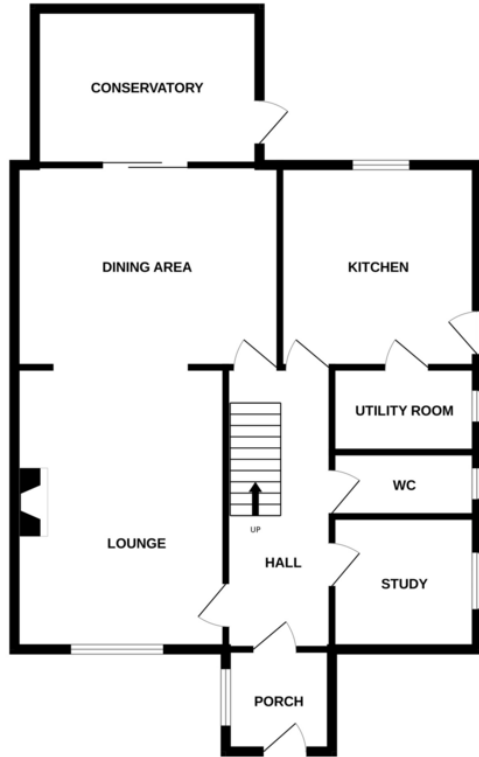
Large bathroom comprising a four piece suite of bath, shower, W.C and pedestal wash hand basin. Fully tiled. Radiator.

### REAR GARDEN

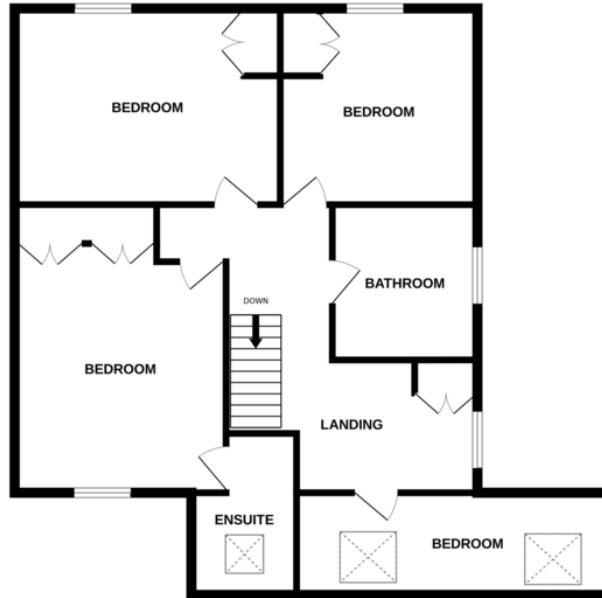
Mature garden with trees and shrubs and lawn. Storage shed. Patio and BBC area. Oil tank. Outside tap.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

**COUNCIL TAX BAND**

Tax band F

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Cambridgeshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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