



**London Road, Six Mile Bottom CB8 0UF**

**Guide Price £375,000**



## London Road, Six Mile Bottom CB8 0UF

A modern and detached family home standing in striking distance of the A14 and the City of Cambridge and in easy reach of Stansted/London.

Arranged over three floors and offering well proportioned rooms throughout, this property boasts accommodation to include spacious entrance hall, sizeable L shaped kitchen/family room, cloakroom, four good size bedrooms and two bathrooms.

Externally the property offers a fully enclosed rear garden and allocated off road parking.

EPC TBC

### Entrance Hall

Spacious entrance hall with wood effect flooring and doors to kitchen/family room, cloakroom and built-in storage cupboard. Window overlooking front aspect. Stairs to first floor.

### Kitchen/Family Room - L Shaped 24'7" x 21'7" reducing to 9'6" (7.50m x 6.60m reducing to 2.90m)

Spacious kitchen/family room with wood effect flooring throughout. Contemporary kitchen with range of matching eye and base level cupboards and composite worktop over incorporating a breakfast seating area. Stainless steel sink and drainer with mixer tap over. Integrated double eye level oven. Integrated dishwasher. Space for American style fridge/freezer. French doors leading to rear garden. Doors leading to entrance hall and rear garden. Triple aspect windows overlooking front, side and rear.

### Cloakroom

White suite comprising low level W.C. and hand basin. Window to side aspect. Radiator. Door to entrance hall.

### Landing

Doors to three bedrooms and bathroom. Stairs to ground floor, stairs to send floor.

### Bedroom 1 11'9" x 9'2" (3.60m x 2.80m)

Spacious bedroom with window overlooking rear aspect. Built-in wardrobes. Radiator. Door to landing.

### Bedroom 2 11'9" x 9'2" (3.60m x 2.80m)

Spacious bedroom with window overlooking rear aspect. Radiator. Door to landing.

### Bedroom 3 11'5" x 8'10" (3.50m x 2.70m)

Double bedroom with window overlooking front aspect. Radiator. Door to landing.

### Bathroom

Contemporary bathroom with low level white suite comprising low level W.C. , ceramic sink with mixer tap over, panelled bath with mixer tap and shower over. Attractively tiled throughout. Obscured window. Door to landing.

### 2nd Landing

Doors to bedroom, bathroom and storage cupboards. Velux window. Stairs to first floor.

### Bedroom 4 14'1" x 15'1" max (4.30m x 4.60m max)

Spacious double bedroom with dormer window overlooking front aspect. Radiator. Door to landing.

### Bathroom

Contemporary bathroom with low level white suite comprising low level W.C. with concealed cistern, ceramic sink with mixer tap over, panelled bath with mixer tap and shower over. Attractively tiled throughout. Dormer window. Door to landing.

### Storage

Eaves storage cupboards with doors to landing.

### Outside - Front

Lawned area with pathway leading to front door. Fence to boundary. Shared driveway leading to some off road parking.

### Outside - Rear

Private rear garden, mainly laid to lawn with patio area to rear of house. Rear access gate. Oil tank.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - E (South Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 130 SQM

Parking – Allocated Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

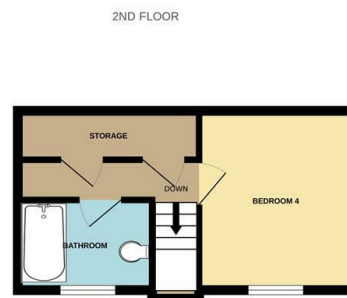
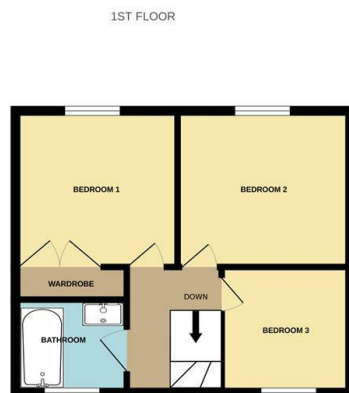
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

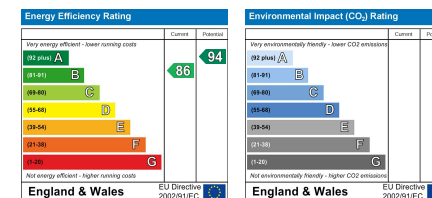
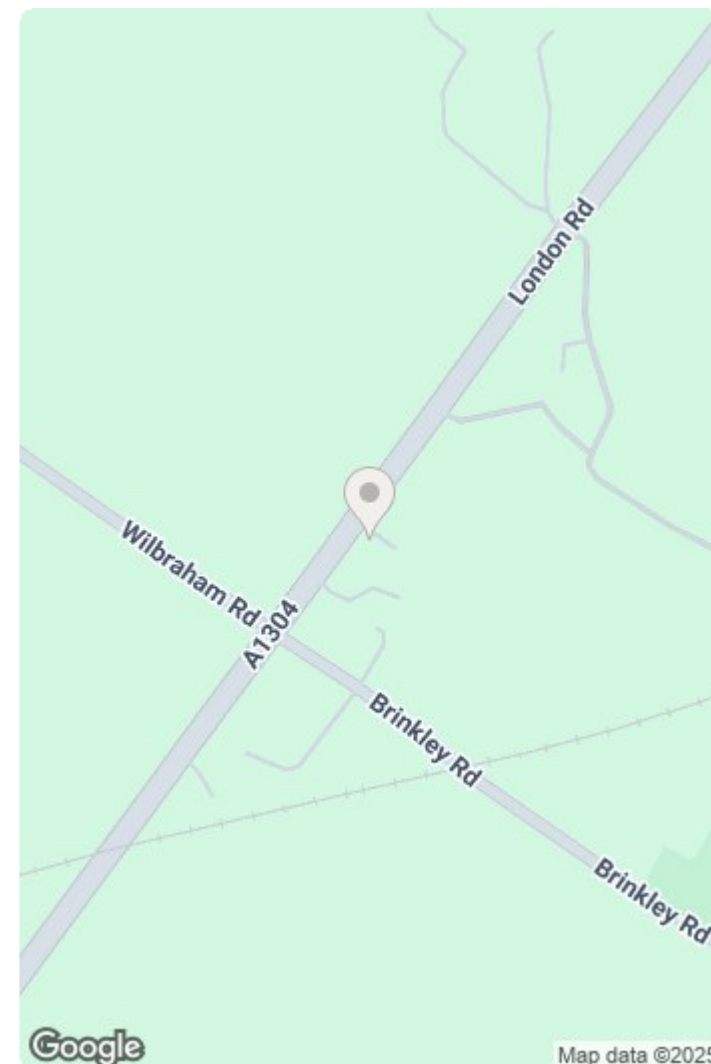
Location - What 3 Words -

///dating.spectacle.balconies





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



