



**14 Westfield, Willingham**  
Cambridge

**£355,000**





## 14 Westfield

Willingham, Cambridge

Two bedroom semi detached house with a superb 80m / 260' long rear garden, offering ample scope to extend to the rear of side. The property offers a lounge/diner with wood burner and French doors to the garden, utility room, first floor four-piece bathroom, and a car port. Council Tax band: B

Tenure: Freehold

- Located at the back of a cul-de-sac and backing on to fields
- 0.2 acre total plot size with scope to extend
- Beautiful mature rear garden measure 80m in depth
- Open lounge/dining room with Wood burner and French doors
- Four piece, fully tiled family bathroom
- Modern kitchen with integrated cooker and separate utility
- Wooden floorboards / tiled flooring throughout
- Window shutters included
- Car port
- EPC D







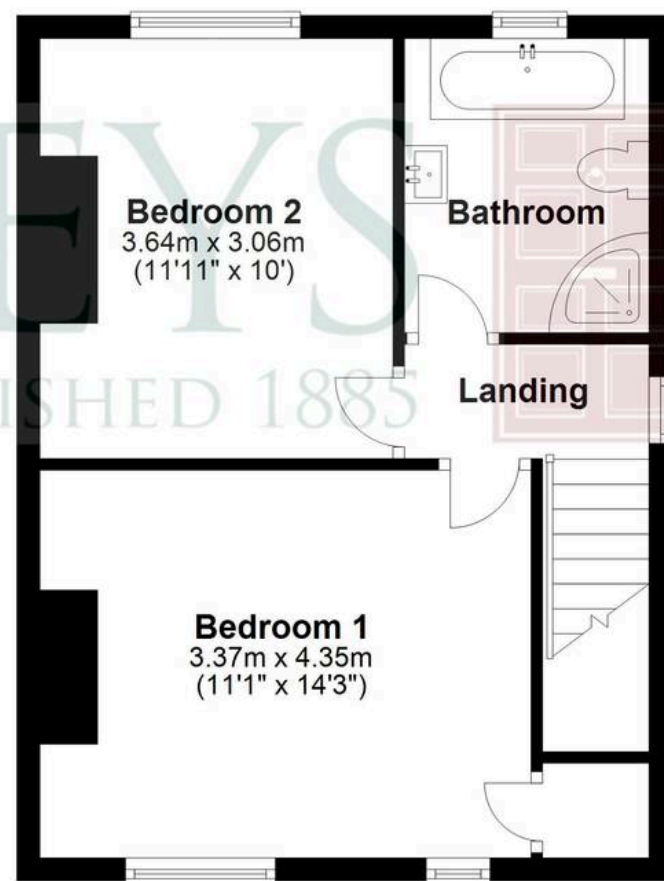
## Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 81.1 sq. metres (873.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.





## Hockeys Estate Agents

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