



Bush & Co.



## 4 Meadow Walk, Great Abington, Cambridge, CB21 6AZ

Guide Price £700,000 Freehold



Energy Rating Band D

Great Abington is one of South Cambridgeshire's most desired villages with a historic blend of period houses, a traditional free house public house, a post office and store, a primary school, a medieval church, and select modern developments, which have added to the vibrancy of the community. Local football, cricket teams, and bowls club, the parish benefits from the institute for local events and coffee mornings. The location of the village allows a convenient road commute to the employment areas at Granta Park, Babraham Institute, Sanger Centre, and roads A11, M11, and A505. Whittlesford Station is approximately 3 miles away.

Accommodation in detail.

UPVC glazed front door to entrance hall with stairs to first floor, storage cupboard, timber flooring and radiator. Sitting room with a Calor gas-fired fireplace with slate hearth, double-glazed patio doors to side garden, display shelving, storage cupboards and radiators. Dining room with bi-fold doors to conservatory, timber flooring and radiator. Kitchen/breakfast room with sink unit, range of wall and base units, integrated fridge, dishwasher, electric oven and hob, double-glazed French doors to the rear garden and radiator. Utility with sink unit and plumbing for washing machine, oil-fired boiler serving hot water and central heating, door to rear garden. Cloakroom with WC and hand basin. Conservatory with double-glazed glazing, laminated flooring and French doors to the garden.

First-floor landing with access to loft space. Bedroom 1 with windows on 2 sides and a radiator, ensuite shower with a shower cubicle, hand basin and WC, storage cupboard and radiator. Bedroom 2 with hand basin, windows to front and rear, access to eaves storage, and radiator. Bedroom 3 window to side elevation, double wardrobe and radiator. Bedroom 4 with double wardrobes and a hand basin radiator. Family bathroom with panel bath with shower over, hand basin, WC, double-glazed window and radiator.

Outsides is a generous garden on 3 sides of the house, a long gravel driveway leading to a double garage with 2 metal up and over doors, light and power, with pedestrian access to the rear garden. At the side of the house is a paved garden with shrubs and hedging. To the rear of the house is a substantial terrace, lawns, a wide variety of trees and shrubs, a water tap outside, lighting and a modern oil tank. The garden is established and mature, giving privacy.

Tenure: Freehold.

Services; Mains water, drainage, electricity, oil fired central heating.

Council tax; Band F

Agent Note: A director of Bush and Co is related to the vendor.



## Exceptional service in Cambridge and the surrounding villages

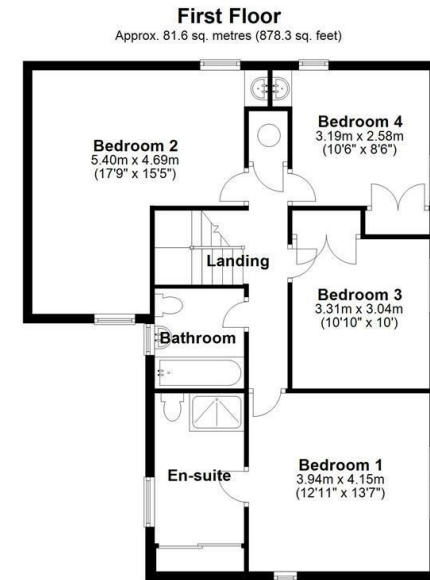
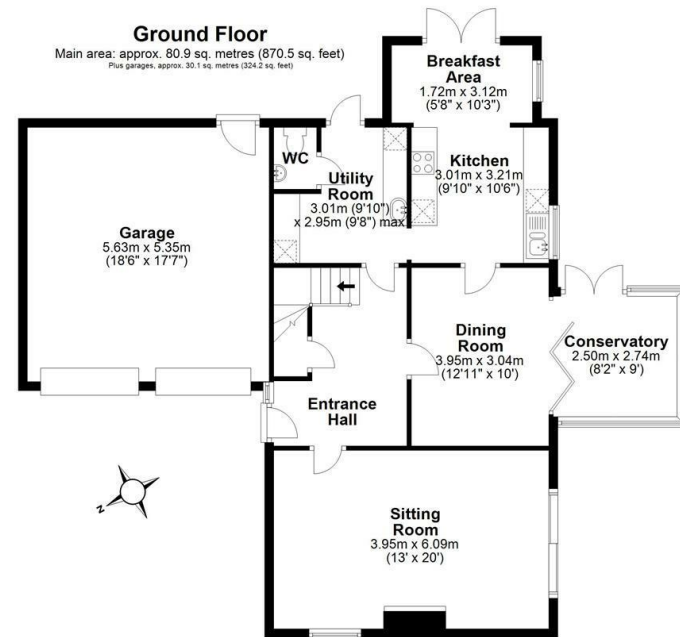
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Established. Independent. Passionate



Main area: Approx. 162.5 sq. metres (1748.7 sq. feet)  
Plus garages, approx. 30.1 sq. metres (324.2 sq. feet)

## Further Information

Tenure - Freehold

Council Tax - Band F

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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[www.bushandco.co.uk](http://www.bushandco.co.uk)

