



Barrington Road, Foxton Cambridge
Guide Price £300,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ideally located in the popular village of Foxton close to local amenities
- Excellent transport links
- Well-proportioned throughout
- Generous front and rear garden
- Potential to extend subject to planning

Located in the popular and well-served village of Foxton, this detached bungalow enjoys a convenient position close to a range of local amenities including a village shop, post office, public house, primary school and church. The village sits just 8 miles south-west of Cambridge, making it an excellent choice for those seeking a peaceful setting with easy access to the city.



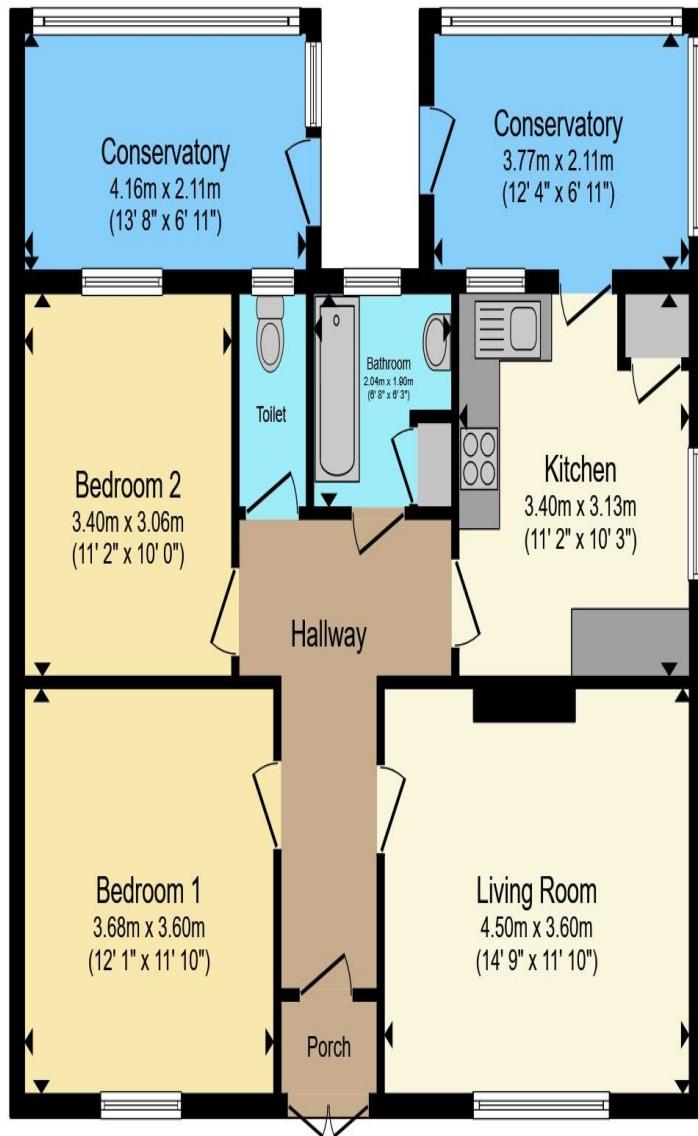
Foxton benefits from strong transport connections. The mainline railway station, within comfortable walking distance, provides regular services to Cambridge and London King's Cross, making the property ideal for commuters. Road links are equally advantageous, with straightforward access to the A10, which connects to the M11, A505 and A1. For families, the area falls within the catchment of the well-regarded Melbourn Village College for secondary schooling.

The accommodation comprises an entrance porch leading into a welcoming entrance hall that provides a good sense of space. The living room features a fireplace and offers a pleasant outlook to the front. The kitchen is positioned to the rear of the property and benefits from direct access into the conservatory, which provides an additional flexible living area and opens out to the garden.

On the left-hand side of the property are two well-proportioned double bedrooms. The front bedroom enjoys views over the garden, while the second double bedroom, located towards the rear, connects to a secondary conservatory that offers further potential as a study, hobby room or relaxation space. A bathroom and separate WC complete the internal accommodation.

Externally, the property boasts a generous rear garden, mainly laid to lawn, providing plenty of outdoor space and excellent potential for landscaping or future extension (subject to planning). A single garage and driveway sit to the side, offering secure parking and storage. The front garden is also of good size and laid to lawn, creating an attractive approach to the bungalow.





Total floor area 87.9 m² (946 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

and enhancing its sense of openness.

Porch

Hallway

Living Room 4.50m x 3.60m (14'9" x 11'10")

Kitchen 3.40m x 3.13" (11'2" x 10'3")

Conservatory 3.77m x 2.11m (12'4" x 6'11")

Bathroom

WC

Bedroom one 3.68m x 3.60m (12'1" x 11'10")

Bedroom two 3.40m x 3.06m (11'2" x 10'0")

Conservatory 4.16m x 2.11m (13'8" x 6'11")

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To view this property call Sharman Quinney on:
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