



Woollards Lane, Great Shelford Cambridge
£425,000 Freehold

**Sharman
Quinney**

Key Features



- Highly sought-after village
- Generous living room with character fireplace
- Bright kitchen with ample workspace
- Two well proportioned bedrooms
- Courtyard garden
- Walking distance to Great Shelford railway station
- No onward chain

The accommodation comprises an entrance hall leading to a generous living room featuring a character fireplace, creating a warm and inviting living space. The light and airy kitchen offers ample worktop and storage space with access to the courtyard garden beyond.

Upstairs are two well-proportioned bedrooms together with a family bathroom fitted with a three-piece suite.

Outside, the property benefits from a low-maintenance courtyard garden, ideal for outdoor dining and entertaining.



Great Shelford is a highly desirable and well-served village situated approximately four miles south of Cambridge, offering an excellent blend of village charm and convenient transport links. The village provides a wide range of local amenities including shops, cafes, pubs and highly regarded schooling.

Great Shelford railway station offers regular mainline services to Cambridge and London Liverpool Street, making it an ideal location for commuters. The M11 motorway is also within easy reach, approximately two miles away, providing convenient access to London, Stansted Airport and the wider motorway network

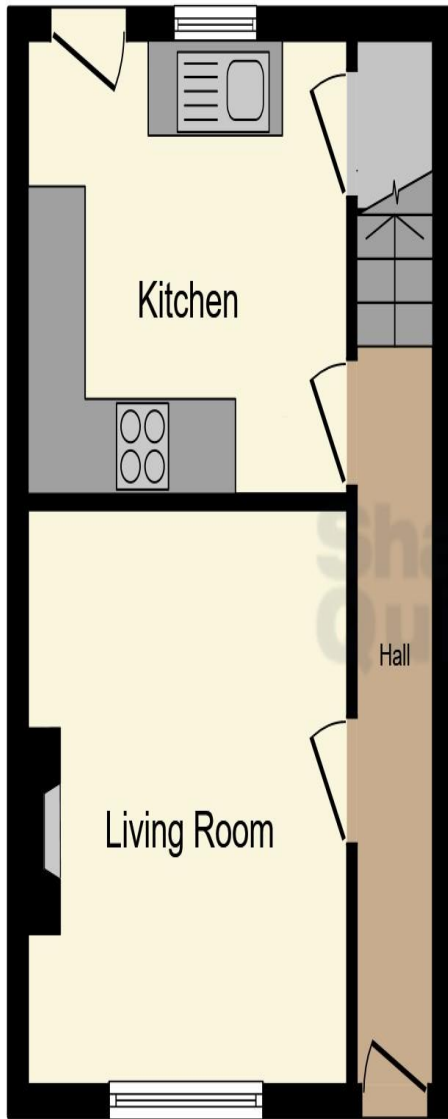
Living Room - 3.35m x 3.63m (11' x 11'11")

Kitchen - 3.55m x 2.79m (11'7" x 9'2")

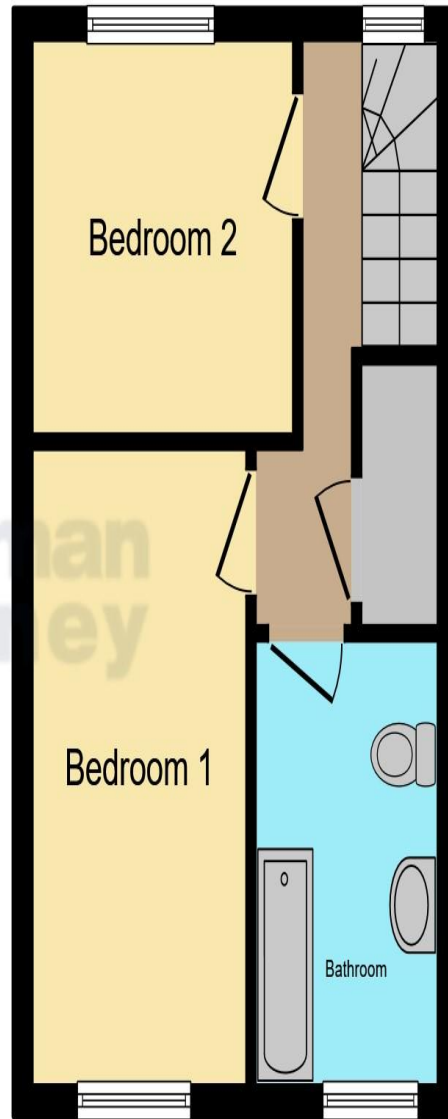
Bedroom 1 - 2.62m x 4.01m (8'7" x 13'2")

Bedroom 2 - 3.12m x 2.07m (10'3" x 6'9")





Ground Floor



First Floor

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.focalagent.com

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