



Ash Road, Fordham, CB7 6AL

**CHEFFINS**

## Ash Road

Fordham,  
CB7 6AL

4 2 2

Guide Price £525,000

- Modern Detached House
- 4 Bedrooms - 1 Ensuite
- Open Plan Kitchen/Breakfast Room
- Dual Aspect Living Room
- Ground Floor Office/Playroom
- South Facing Rear Garden
- EV Charging Point
- Garage & Driveway

A modern 4 bedroom detached home located in the sought after village of Fordham. The accommodation comprises a dual aspect living room, a modern kitchen/breakfast room overlooking the rear garden, a ground floor office/playroom, 4 bedrooms, an ensuite shower room and four piece family bathroom. Externally the property benefits from a South facing rear garden, a driveway providing parking for 2 cars with an EV charging point and a garage.





## LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres.

## ENTRANCE HALL

with entrance door, stairs leading to the first floor, built-in storage cupboard.

## CLOAKROOM

with a low level WC, hand wash basin, radiator.

## LIVING/DINING ROOM

A dual aspect room with a double glazed bay window to the front aspect and French doors opening onto the rear garden, built-in media wall with a bio-fuel fireplace, radiator.

## KITCHEN/BREAKFAST ROOM

with a range of modern wall and base mounted cupboards with rolled edge worktop surfaces over, a range of built-in appliances including a fridge/freezer, dishwasher, eye level double oven and an induction hob with extractor hood over, stainless steel sink, centre island, recessed ceiling spotlights, radiator, double aspect window to the rear and double glazed French doors opening onto the rear garden.

## OFFICE/PLAYROOM

with a radiator and a double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

with 2 storage cupboards.

### BEDROOM 1

with a radiator, built-in double wardrobe, double glazed window to the front aspect.

## ENSUITE SHOWER ROOM

with a shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window to the front aspect.

## BEDROOM 2

with a radiator, double glazed window to the rear aspect.

## BEDROOM 3

with a radiator, double glazed window to the front aspect.

## BEDROOM 4

with a radiator, double glazed window to the rear aspect.

## BATHROOM

A four piece suite comprising a panelled bath, shower cubicle, low level WC, hand wash basin, double glazed window to the rear aspect.

## OUTSIDE

To the side of the property is a brick weaved driveway providing parking for 2 cars with an EV charging point.

The South facing rear garden is landscaped and laid to lawn with a patio seating area, a pathway leading to the summerhouse (available via separate negotiation) and a gate leading onto the driveway.

## GARAGE


with an up and over door, pedestrian door into the garden.

## SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £525,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambridgeshire



**Approximate Gross Internal Area 1465 sq ft - 136 sq m  
(Excluding Garage)**

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 719 sq ft – 67 sq m

Garage Area 290 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

