



16 Magna Close, Abington, Cambridge, CB21 6AF  
Guide Price £385,000 Freehold



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**AN EXTENDED AND FULLY REFURBISHED SEMI-DETACHED HOUSE, SET WITHIN PRIVATE GARDENS BACKING ONTO A PLEASANT WOODED AREA AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3 bedroom semi-detached house
- Extended and refurbished
- 0.08 acres
- EPC-D/56
- Chain free
- 1075 sqft/100 sqm
- Ground floor bedroom with en-suite bathroom
- Oil fired central heating to radiators
- Council tax band - C

The property enjoys a pleasant corner of cul-de-sac position with views over a green space to the front and a wooded area to the rear and all just a walk from the village primary school and accommodation.

The accommodation comprises an entrance hall with stairs to first floor accommodation, opening to the kitchen, fitted with attractive cabinetry, granite effect work surfaces, deep pan drawers and corner carousels, induction hob, oven and extractor. Just off is a large boot room/auxiliary kitchen fitted with matching cabinetry and work surfaces, plus a cupboard which can house a washing machine and tumble dryer plus a free standing oil fired central heating boiler, which was fitted in 2022. The sitting room boasts an ornamental fireplace (which could be opened, however would need surveying) and wood effect flooring. The living room is a large double bedroom which could be utilised as another reception room with French doors to the garden and a skylight, plus a wood effect flooring. Just off is a large luxury en-suite shower room with walk-in shower and beyond the shower room is a rear lobby with door to garden.

Upstairs there are two large double bedrooms and a luxury family bathroom.

Outside the front garden is laid mainly to lawn with a paved pathway to the entrance and the gated side access and is enclosed by picket fencing. The rear garden is predominately laid to lawn with a paved patio, part of which is covered, flower and shrub borders, a oil tank and a timber shed. All is enclosed by fencing enjoying excellent levels of privacy plus gated rear access which leads to a public pathway and a pretty wooded area.

**Location**

The Abingtons are situated approximately 8 miles south of Cambridge. Little Abington and its sister village of Great Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside. Saffron Walden is about 8 miles away and local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

**Tenure**

Freehold

**Services**

Mains services connected: water, electricity and mains drainage. Oil fired central heating

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band - C

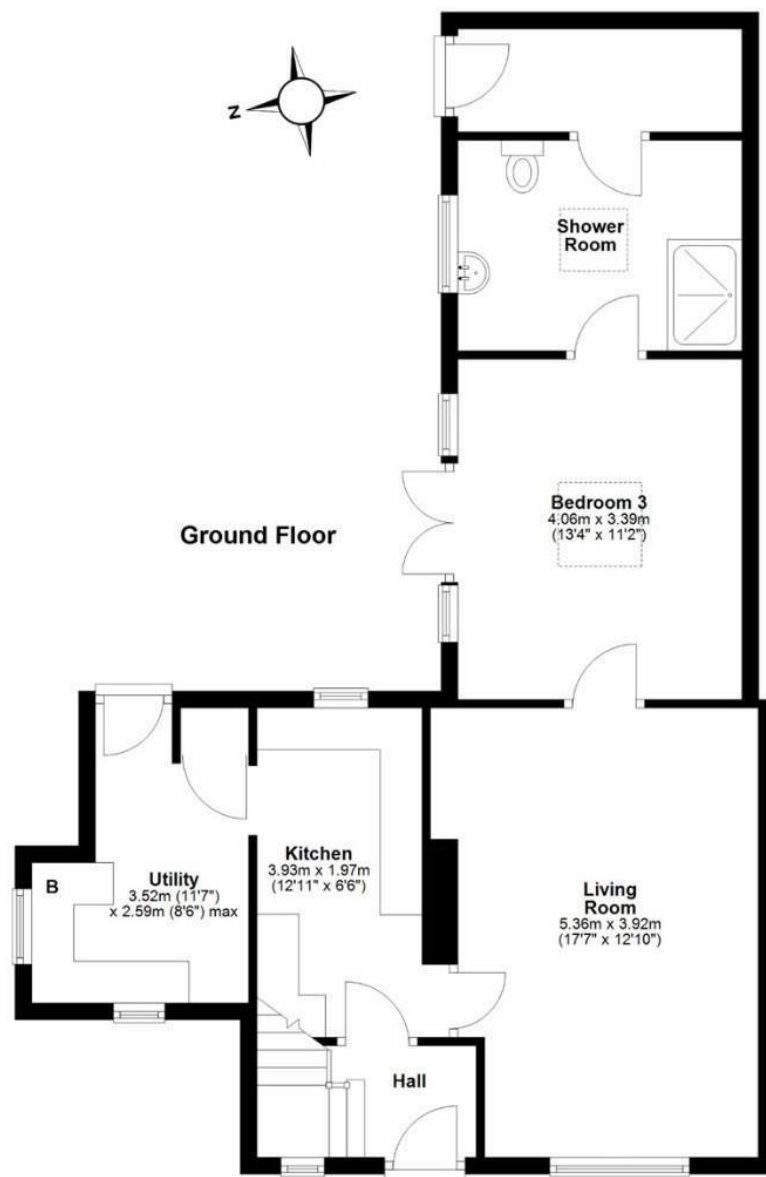
**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

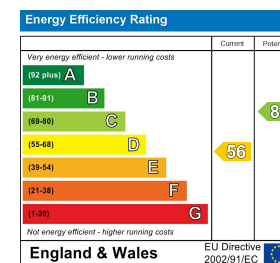
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area  
100 sqm (1075 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

