

1 Highfield Bank Ickleton Road, Duxford, Cambridge, CB22 4RT

Guide Price £600,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A DETACHED FOUR-BEDROOM BUNGALOW IN THE SOUGHT-AFTER VILLAGE OF DUXFORD, AVAILABLE WITH NO ONWARD CHAIN.

- Detached bungalow
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- 1300 sq ft / 120 sqm
- Built in the 1960s
- Approximately 0.25 acres
- Gas fired central heating to radiators
- Detached garage and driveway parking
- EPC-D / 58
- Council tax band-D
- Chain free

The property extends to approximately 1,300 sq ft and is arranged entirely over one level. Although the accommodation would now benefit from a programme of updating, the generous room sizes, flexible layout and attractive garden setting provide considerable potential.

At the heart of the house is an impressive 24'8" living room, a particularly spacious and light-filled reception room with windows overlooking the garden and a feature fireplace. The adjoining 22'9" kitchen/breakfast room provides ample space for everyday dining, with the potential to create a more contemporary kitchen and entertaining space.

There are four bedrooms, allowing flexibility for family living, guests or home working. Bedroom four opens directly into the conservatory, a bright additional reception space with extensive glazing and views over the garden. The accommodation is completed by a family bathroom and separate ensuite shower room servicing bedroom one.

Outside, the property is approached across a generous, gravelled frontage, providing extensive parking and giving the bungalow a pleasing sense of separation from its surroundings. A detached garage offers further parking or useful storage.

Location
Duxford is a highly regarded South Cambridgeshire village with an attractive historic centre and a strong range of local amenities. The property is particularly well positioned within the village, with Duxford Church of England Community Primary School just a short walk away.

Nearby Sawston provides a wider range of shops, supermarkets, education and recreational facilities, while Cambridge and Saffron Walden are both readily accessible. Duxford is well known as the home of the Imperial War Museum, and its location is especially convenient for commuters. Junction 10 of the M11 and Whittlesford Parkway railway station are both approximately one mile away, with regular rail services towards Cambridge and London Liverpool Street. Royston is also within easy driving distance and provides fast rail services to London King's Cross.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

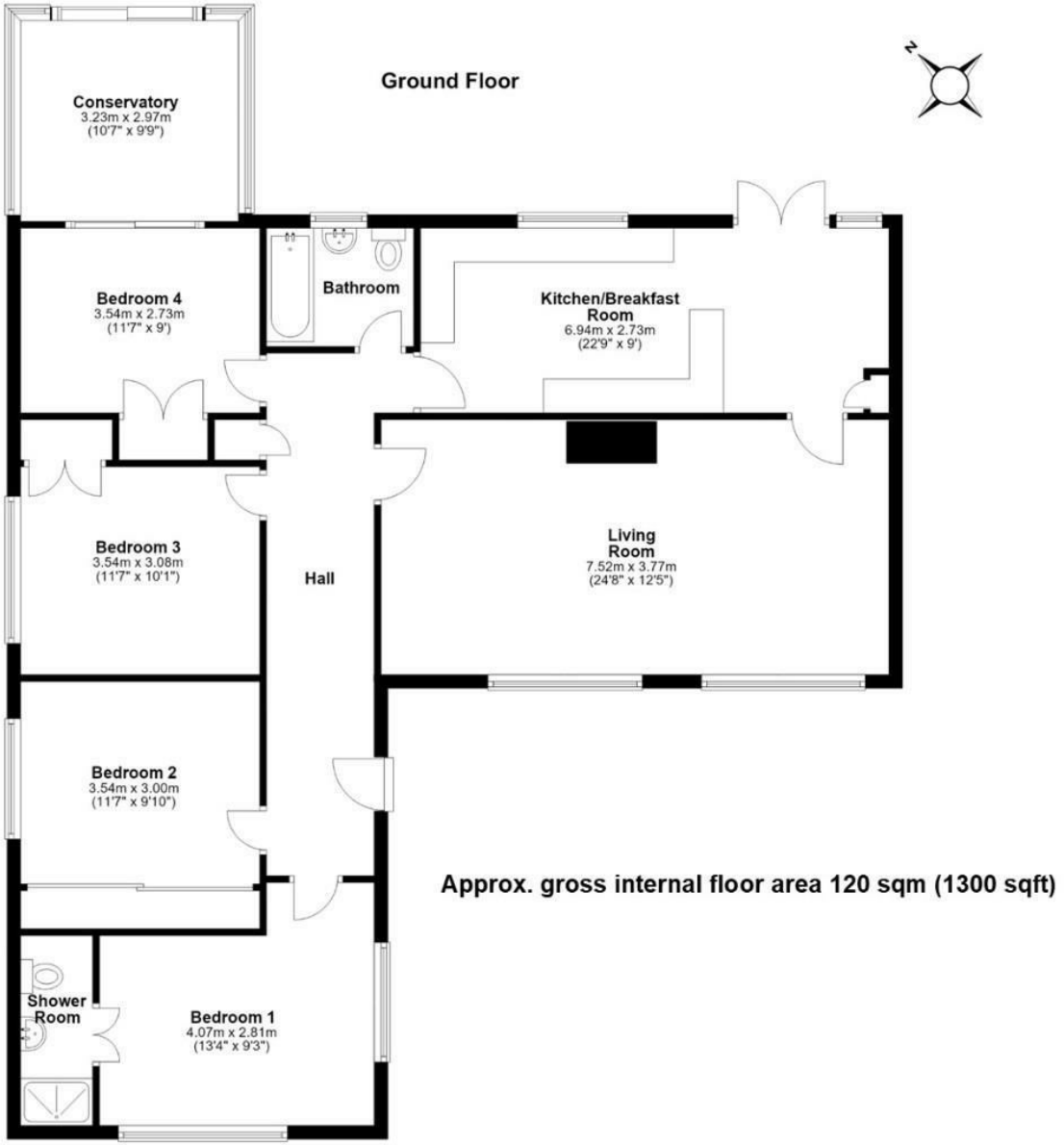
Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

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

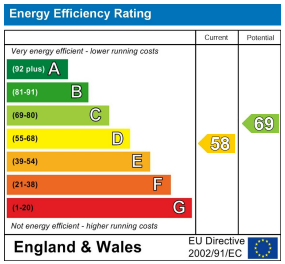
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 120 sqm (1300 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.











