

6 Queens Row, Duxford
CB22 4RL

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6 Queens Row

Duxford | Cambridge | CB22 4RL

Guide Price £225,000

- Spacious living room with direct garden patio access.
- Modern kitchen with light-wood units and dark worktops.
- Two well-proportioned bedrooms and stylish bathroom.
- Enclosed rear garden with private gravel driveway parking.







The Property

This charming two-bedroom home features a comfortable living room with sliding patio doors opening onto an enclosed rear garden with patio, decked seating area and storage shed. A modern kitchen comes appointed with light-wood cabinetry and granite-style counters. Upstairs offers two bedrooms and a stylishly tiled family bathroom. Externally, the property benefits from private gravel driveway parking.

The Setting

Situated in the picturesque South Cambridgeshire village of Duxford, 6 Queens Row offers an enviable lifestyle combining rural charm with exceptional modern convenience. The village itself boasts a thriving community and excellent local amenities, including welcoming public houses, a primary school, a local store, a community centre, and the world-renowned Imperial War Museum Duxford right on the doorstep. Commuters are superbly catered for, with Whittlesford Parkway mainline station situated just over a mile away providing direct and frequent rail services to Cambridge in around 10–15 minutes and London Liverpool Street in under an hour. Furthermore, road connections are outstanding, with effortless access to the M11 and the A11, putting Addenbrooke's Hospital, the Cambridge Biomedical Campus, and Stansted Airport all within easy reach, making this a truly prime location for both city workers and families alike.

The Accommodation

The ground floor opens with a welcoming living room measuring a comfortable 13'4 x 13'0, featuring soft carpeting, a staircase rising to the first floor, and sliding patio doors that flood the space with natural light while providing direct access out to the rear garden, flowing seamlessly into a smartly appointed kitchen measuring equipped with







contemporary light-wood fronted cabinetry, contrasting dark granite-style work surfaces, a built-in double oven, and matching splashbacks, completing a highly practical and well-proportioned living space on the ground level.

The first-floor landing leads to two bright bedrooms and a main family bathroom, beginning with Bedroom One, a comfortable double measuring 10'0 x 9'9 featuring built-in wardrobe storage, neutral decor, and soft carpet flooring. Bedroom Two is perfect for use as a single bedroom, nursery, or home office. Completing the upper level is a stylishly appointed, fully tiled bathroom comprising a panelled bath with an overhead shower and glass screen, a vanity hand basin with a wooden cabinet underneath, a low-level WC and a heated towel rail.

Outside

Stepping outside, the charming brick-built property presents an attractive front aspect featuring a private gravel driveway alongside a paved pathway leading to the main entrance, while the enclosed rear garden offers a private, low-maintenance outdoor sanctuary complete with a paved patio directly outside the living room sliding doors, a dedicated seating area, a practical wooden storage shed, and mature trellis fencing bordered by lush greenery and established shrubbery.

Services

Mains electric, water and drainage are connected. Electric heating. Ultrafast broadband is available and mobile signal is likely.

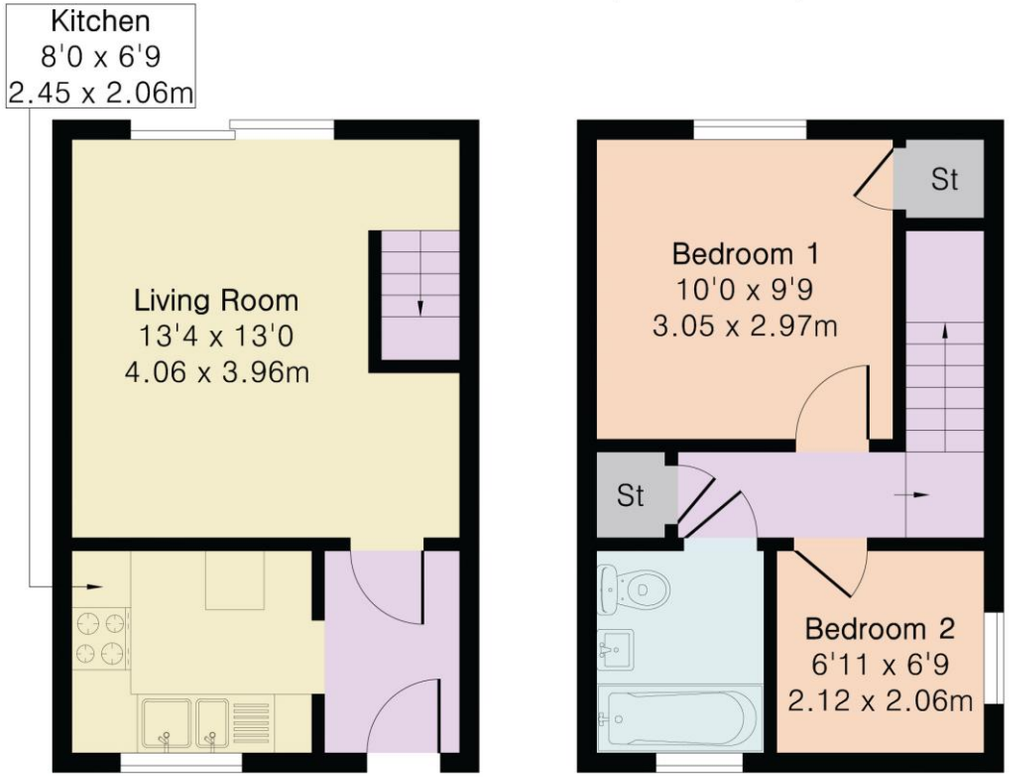
Tenure –Freehold
Property Type –End of Terrace
Property Construction –Brick and Tile
Local Authority –South Cambridgeshire District Council
Council Tax–B



Approximate Gross Internal Area 532 sq ft - 50 sq m

Ground Floor Area 266 sq ft – 25 sq m

First Floor Area 266 sq ft – 25 sq m



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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