



Green Street, Duxford, CB22 4RG

**CHEFFINS**

## Green Street

Duxford,  
CB22 4RG

A three bedroom detached property extending to approximately 1258sqft and arranged over two floors further benefiting from a generous rear garden, off-road parking for multiple vehicles as well as integral garage. Located in a quiet location close to local amenities and transport links.

3 2 2

**Guide Price £500,000**





## LOCATION

Duxford provides an excellent range of local amenities including store/post office, primary school, church and public houses, and is conveniently placed just 9 miles south of the university city of Cambridge. For the commuter, the village is so well placed just one mile from the nearest access onto the M11 motorway (Junction 10) and also close to the mainline train station at Whittlesford.

## FRONT DOOR

leading into:

## ENTRANCE HALL

carpeted, radiator, downlights, frosted window overlooking front of the property, understairs storage cupboard, stairs leading to first floor and access into various rooms.

## SITTING ROOM

carpeted, window overlooking front of the property, two radiators, downlight, feature fireplace which is brick with tiled hearth, timber mantelpiece, sliding doors out onto rear garden.

## DINING ROOM

carpeted, windows overlooking front of the property, two radiators, downlight.

## DOWNSTAIRS W C

with frosted window overlooking rear of the property, low level w.c., wash hand basin, radiator, laminate flooring, part tiled walls, downlight.

## KITCHEN

with a range floor and wall units, quartz worktops, stainless steel one and a half sink and drainer with mixer tap, integrated appliances include Bosch 4 ring induction hob with extractor fan, Neff microwave, Bosch oven and grill, integrated pantry cupboard, integrated Siemens dishwasher, laminate flooring, fully tiled walls, window overlooking rear garden, downlight, door into:

## UTILITY ROOM

with laminate flooring, window overlooking side of the

property, boiler, floor units with stainless steel sink and drainer above, downlight, door into GARAGE with concrete floor, up and over door, window overlooking side of the property, light and power, and potential for eaves storage, fuse box and electricity meter.

## BOOT ROOM

with laminate flooring, windows overlooking rear garden, downlight.

## ON THE FIRST FLOOR

## LANDING

carpeted, window overlooking front of the property, downlight, access into loft space, door into airing cupboard and various rooms including:

## PRINCIPAL BEDROOM

carpeted, window overlooking front of the property, radiator, downlight, built-in wardrobes with hanging rail and further overhead storage, door into:

## ENSUITE SHOWER ROOM

three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin, frosted window overlooking rear of the property, laminate flooring, radiator, fully tiled walls.

## BEDROOM 2

carpeted, window overlooking front of the property, radiator, downlight, built-in wardrobes with hanging rail, overhead storage above.

## BEDROOM 3

carpeted, window overlooking rear of the property, radiator, downlight, built-in wardrobe with hanging rail and overhead storage.

## BATHROOM

three piece suite comprising bath with shower over, low level w.c., wash hand basin, frosted window overlooking rear of the property, laminate flooring, fully tiled walls, downlight.

## OUTSIDE

The property is approached via brick paved driveway offering off-road parking for multiple vehicles as well as GARAGE beyond with up and over door. The front garden is predominantly gravel and brick paved with a variety of trees, shrubs and hedging, partially enclosed via wall and concrete base and timber fencing, pathways leading to side accesses down both sides of the property.

Rear garden is block paved throughout making it perfect for outside seating and al fresco dining, borders containing a variety of shrubs and hedges, further raised terrace area, timber storage shed, oil tank and side access down both sides of the property. The rear garden is fully enclosed via flint wall to the rear and timber fencing to the side. Side water tap.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 53      | 64        |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £500,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

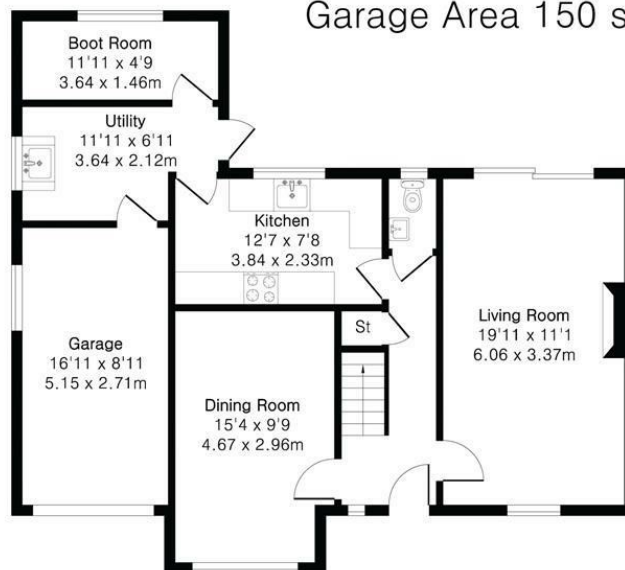
Council

## Approximate Gross Internal Area 1258 sq ft - 117 sq m (Excluding Garage)

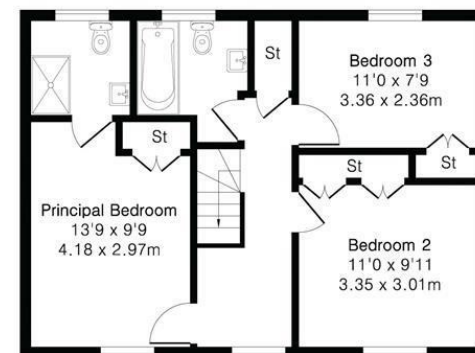
Ground Floor Area 713 sq ft - 66 sq m

First Floor Area 545 sq ft - 51 sq m

Garage Area 150 sq ft - 14 sq m



Ground Floor



First Floor



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.

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



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