

62 Coolidge Gardens
Cottenham, CB24 8RJ
Guide price £350,000

62 Coolidge Gardens

Cottenham, CB24 8RJ

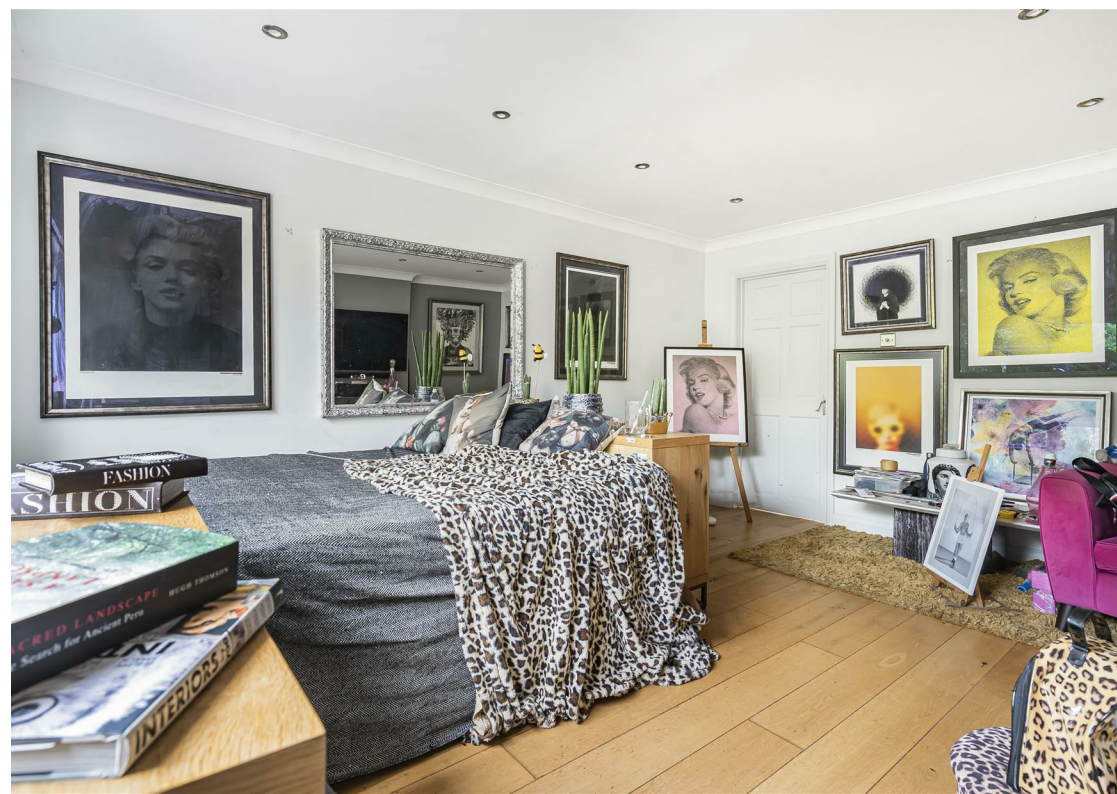
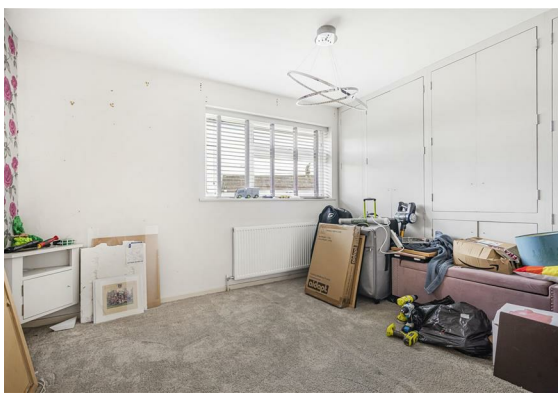
- Semi-detached
- 3 Bedrooms
- Extended accommodation
- Off-street parking

A spacious three bedroom semi-detached home, extending to approximately 963 sq ft, situated within convenient reach of local amenities in the popular village of Cottenham.

The accommodation comprises on the ground floor, a bright entrance hall flooded with natural light which leads to the kitchen. The kitchen is well-appointed with a range of wall and base units with work surfaces over, along with integrated appliances including an oven, induction hob, dishwasher, washing machine and fridge freezer. It flows through to the dining room, which provides direct access to the rear garden. Completing the ground floor is the living room and a cloakroom.

Upstairs, there are three bedrooms, two doubles and a good-sized single, all of which benefit from built-in storage. The family bathroom is fitted with a bath with an electric shower over, basin and WC.

Outside, the property enjoys a wraparound garden. Patio adjoins the property, and the remainder





is predominantly laid to lawn. The garden also benefits from a driveway providing off-street parking, a useful shed and a garden office.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

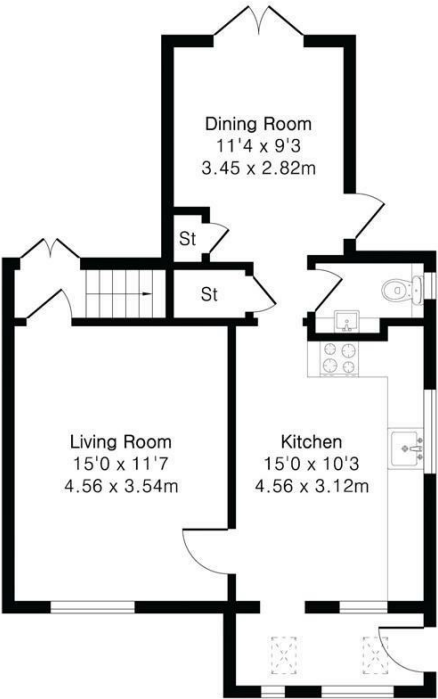
SatNav: CB24 8RJ

What3words: ///fluffed.bring.funnels

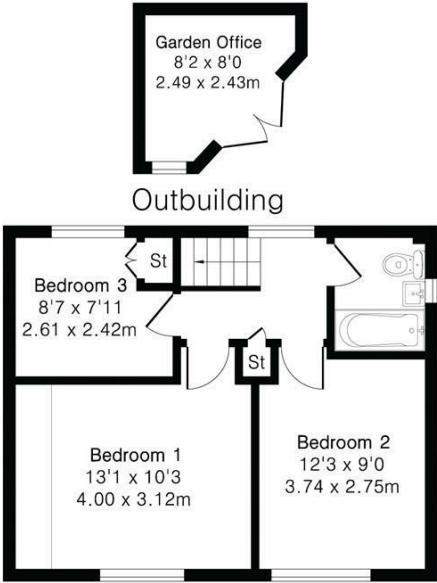


**Approximate Gross Internal Area 963 sq ft - 89 sq m
(Excluding Outbuilding)**

Ground Floor Area 562 sq ft – 52 sq m
First Floor Area 401 sq ft – 37 sq m
Outbuilding Area 48 sq ft – 5 sq m



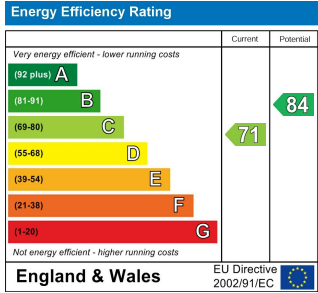
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.