



Kennedy
&co.

High Street

Tadlow

SG8 0EX

Offers Over £340,000

Rural location

Three double bedrooms

Lounge/dining room

Good size kitchen

Downstairs W.C

Lovely gardens to the front
and rear

30ft car port to the side

Further scope to build a
side extension.



This property has never been to the market and owned by the same family throughout time.

Located at the end of a no-through road in the rural Hamlet of Tadlow, this family home has been extended to the rear with a two storey brick extension with matching bricks to the main house. Briefly the property boasts a good sized lounge/dining room, good sized kitchen, a boot room and downstairs W.C., three double bedrooms with space to put an en-suite to both bedroom 1 & 2. Externally there are lovely gardens to the front and rear with further scope for a side extension (STP), and ample off road parking with 30ft lean to car port to the side.

Tadlow is a Hamlet located on the Herts, Beds, Cambs boarder and has a church, play park and tennis court along with lots of countryside walks.



Primary schooling is available close-by in the village of Orwell, with secondary education available at Bassingbourn Village College, both with good Ofsted ratings.

PARTICULARS

Half glazed composite door leading to:

HALLWAY

Stairs rising to the first floor. Radiator.

LOUNGE/DINER

19' 5" x 14' 3" (5.92m x 4.34m) Open fire in a stone surround with display shelving to the side. Double glazed bay window to the front. Two radiators.



KITCHEN

12' x 11' 6" (3.66m x 3.51m) Base and wall mounted units with rolled edge work top surfaces, stainless steel sink with twin drainer, breakfast bar, double glazed window to the rear, space for oven, fridge/freezer and washing machine. Radiator.

REAR HALLWAY/BOOT AREA

Double glazed window to the side, door to the side, free standing oil fired boiler, radiator.

INNER HALLWAY

Double glazed window to the side.

CLOAKROOM

Wash hand basin, W.C., double glazed obscure window to the side, radiator.

LANDING

Double glazed window to the side. Access to the loft space.

BEDROOM ONE

19' x 9' 7" (5.79m x 2.92m) Double glazed window to the rear Fitted wardrobes with vanity unit and dressing table. Radiator.

BEDROOM TWO

18' x 10' max (5.49m x 3.05m) Double glazed window to the front, radiator. Shower (currently not in use).

BEDROOM THREE

11' 6" x 8' 1" (3.51m x 2.46m) Double glazed window to the rear, airing cupboard, radiator.

BATHROOM

Bath with hand held shower over, wash hand basin, W.C., radiator. Obscure double glazed window to the side.

EXTERNALLY

Large carport to the side of approx 33' x 9'6".

To the rear, large pond, lawn area, oil tank for the central heating, mature trees and shrubbery, fields beyond.

To the front, drive for up to five cars including the car port, lawned and hedge front garden with shrubbery.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

EPC: TBC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.