



West Field, Abington  
CB21 6BE

**Pocock + Shaw**

7 West Field  
Abington  
Cambridge  
Cambridgeshire  
CB21 6BE

A wonderful opportunity to purchase an established detached bungalow, offering great potential with attractive gardens to both front and rear. The property occupies a peaceful location at the end of a quiet cul de sac within this desirable south Cambridgeshire village

- Two bedroom detached bungalow
- Secluded corner plot
- Double garage and ample parking
- Scope to improve or extend
- Established gardens to both front and rear
- Air source heat pump and solar panels
- Double glazed windows
- Offered with no onward chain

Offers Around £400,000



Little Abington is an attractive and sought after village situated approx. 7 miles from Cambridge city centre. The adjoining village of Great Abington hosts an array of amenities including a primary school, shop, Post Office, pub/restaurant, village recreation ground, cricket club and secondary schooling in nearby Linton Village College. For commuting, Whittlesford parkway and Audley end mainline railway stations offer direct links to London Liverpool street and Granta Park science park can be reached by foot or bicycle.

**Hall** Double glazed door to the front, glazed door to;

**Dining Room** 16'1" x 14'9" (4.90 m x 4.50 m) Large double glazed window to the front, Linen cupboard, two radiators, coat cupboard, loft access

**Kitchen** 17'7" x 8'11" (5.36 m x 2.72 m) Range of wall and base units, work tops and inset twin bowl sink with mixer tap, fitted hob and oven, plumbing for washing machine, space for fridge freezer, double glazed window to the front and door to the side, radiator

**Sitting Room** 16'10" x 14'1" (5.13 m x 4.29 m) Double glazed window with views of the garden, double glazed sliding doors to the rear, radiator, former fireplace

**Bedroom 1** 19'6" x 9'1" (5.94 m x 2.77 m) Double glazed windows to two aspects, radiator, door to;

**En-suite** 9'0" x 5'7" (2.74 m x 1.70 m) WC, wash basin, panel bath, double glazed window, radiator

**Bedroom 2** 12'8" x 9'6" (3.86 m x 2.90 m) Double glazed window to the rear, radiator

**Bathroom** 6'7" x 5'10" (2.01 m x 1.78 m) WC, wash basin, panel bath, double glazed window, radiator

**Outside** To the front of the property is a driveway, providing parking for several cars and leading on to a detached garage with twin up and over doors, a personal glazed door to the side and a range of mature trees and rose bushes. The side gate leads to a secluded rear garden 45ft x 44ft which is enclosed with panel fencing and featuring an extensive paved patio area. The garden is predominantly laid to lawn with a

selection of mature flower and shrub beds and range of mature trees.

The property benefits from solar panels and air source heat pump, providing hot water and heating, which is located to the rear of the property.

**Tenure** The property is Freehold

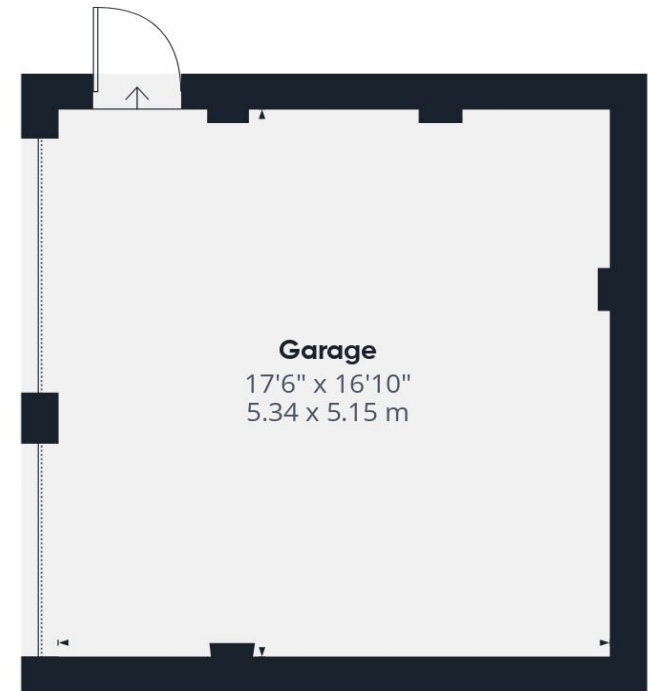
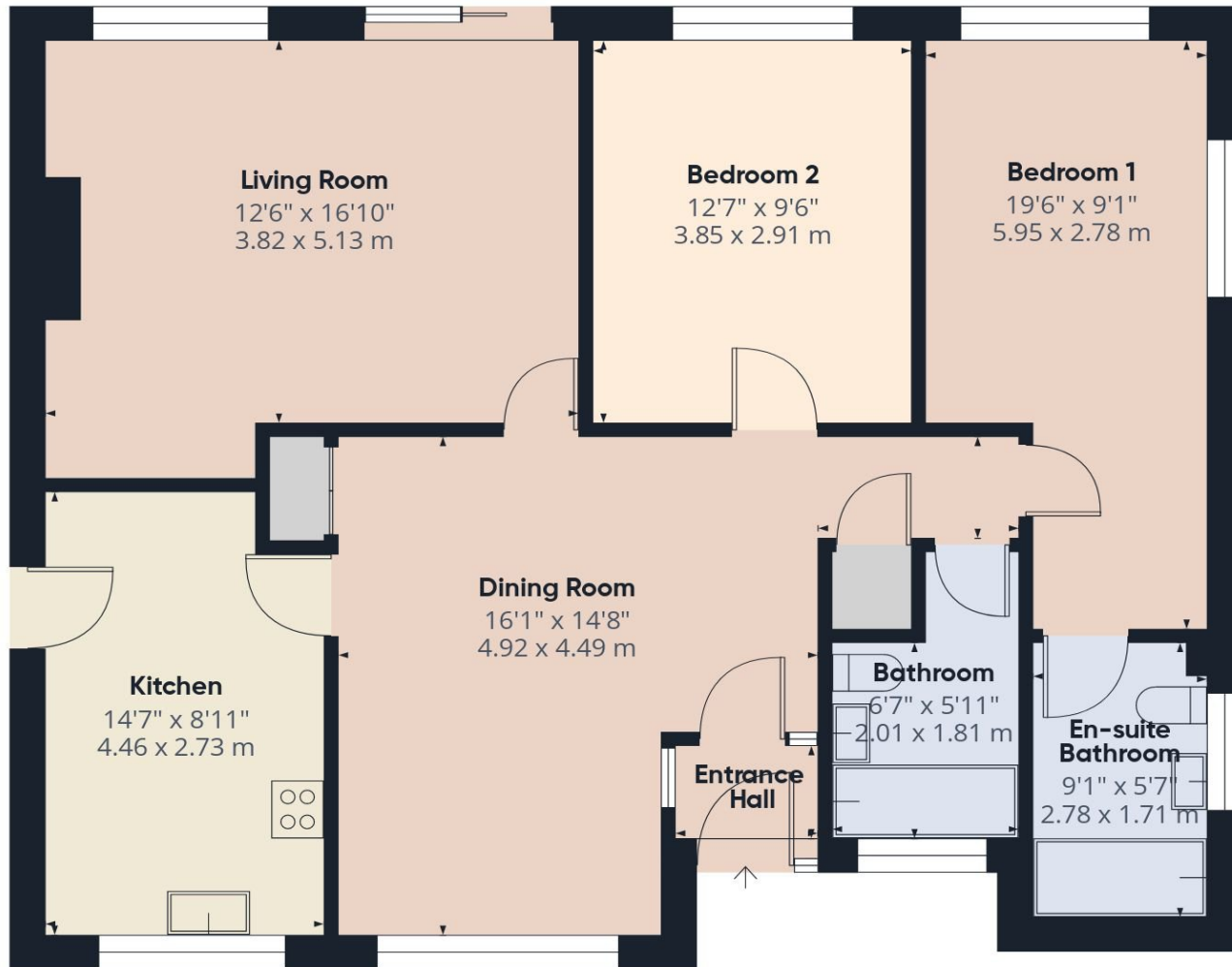
**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





**Approximate total area**

1277 ft<sup>2</sup>

118.7 m<sup>2</sup>

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested