Edis Way, Foxton, CB22 6RW

CHEFFINS

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Foxton,
CB22 6RW

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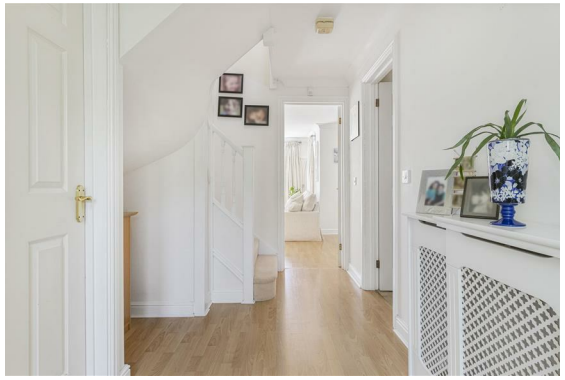
Guide Price £525,000

A beautifully presented three bedroom detached property extending to approximately 1259sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, a garage and generous rear garden located close to local amenities and transport links.



LOCATION

Foxton has an excellent range of local amenities including a stores/post office, primary school and its own main line railway station which provides excellent commuter links to London Kings Cross and Cambridge. The village is also well placed for major routes including the A10, A505, A1/M and M11 motorway and the university City of Cambridge is located just 6 miles away.

FRONT DOOR
leads into:

ENTRANCE HALL
with wood effect laminate flooring, radiator, downlight, stairs to first floor, access into various rooms including:

DOWNSTAIRS TOILET
with continuation of the wood effect laminate flooring, upvc double glazed frosted window overlooking front of the property, low level w.c., wash hand basin, tiled splashback, radiator, downlight.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD
wood effect laminate flooring, downlight, coat hanging hooks and fuse box with downlight.

KITCHEN
with tile effect laminate flooring, a range of wall and floor units, laminate worktops, one and half stainless steel sink and drainer with mixer tap, upvc double glazed window overlooking the front of the property, integrated Ariston oven and integrated Ariston 4 ring gas hob with extractor fan, space and plumbing for dishwasher, space for fridge/freezer, part tiled walls, integrated washing machine, downlight, radiator.

SITTING/DINING ROOM
with wood effect laminate flooring, upvc double glazed windows overlooking rear of the property, upvc double glazed doors leading out onto terrace area and rear garden, radiator, downlight, feature gas fireplace with marble effect hearth and timber surround, Dining Room with wood effect laminate flooring, radiator, downlight, upvc double glazed doors into:

CONSERVATORY
with laminate tile effect flooring, upvc double glazed doors out onto terrace area and rear garden, electric heater.

ON THE FIRST FLOOR

LANDING
carpeted, Velux window allowing in natural light, downlight, cupboard, access into various rooms including:

PRINCIPAL BEDROOM
with wood effect laminate flooring, upvc double glazed window overlooking rear garden, radiator, downlight, access into:

ENSUITE
with tile effect laminate flooring, upvc double glazed frosted window overlooking front of the property, three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin, radiator, downlight, extractor fan, part tiled walls.

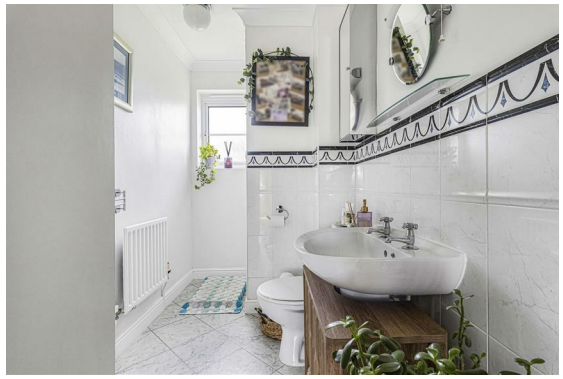
BEDROOM 2
with wood effect laminate flooring, upvc double glazed window overlooking front of the property, radiator, downlight, built-in wardrobe, hanging rail and shelf.

BEDROOM 3
with wood effect laminate flooring, upvc double glazed window overlooking rear of the property, radiator, downlight, built-in wardrobe with hanging rail and shelf.

BATHROOM
three piece suite comprising bath, wash hand basin and low level w.c. with tile effect laminate flooring, part tiled walls, radiator, upvc double glazed frosted window overlooking front of the property, downlight, extractor fan.

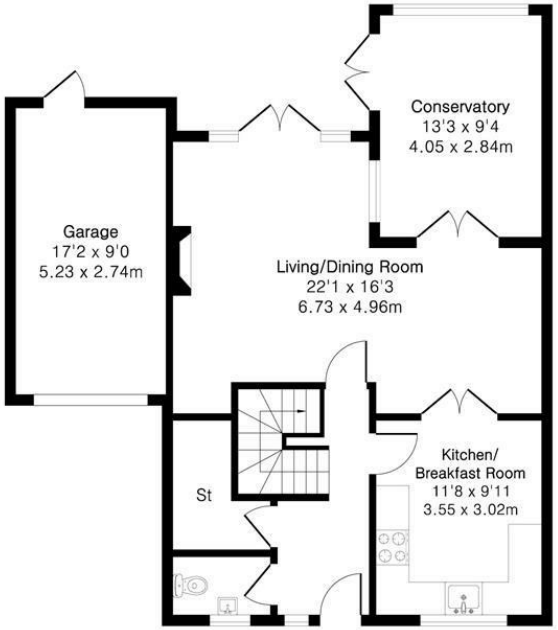
OUTSIDE
The property is approached via brick paved driveway offering off-road parking for multiple vehicles, driveway leads to GARAGE beyond concrete base with light and power connected, outside water tap and path leading to front door. Front garden is predominantly laid to lawn and partially enclosed by hedging.

Rear garden with terrace area perfect for outside seating and al fresco dining. The rear garden is east facing and predominantly laid to lawn with borders containing a variety of trees, shrubs and bushes, rear garden is fully enclosed via timber fencing, personal door into the garage and pathway leading to gate offering side access.

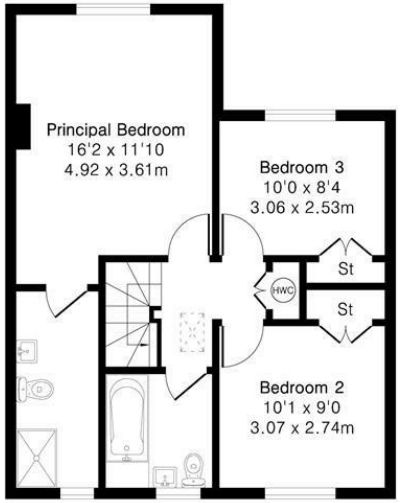


Approximate Gross Internal Area 1259 sq ft - 117 sq m (Excluding Garage)

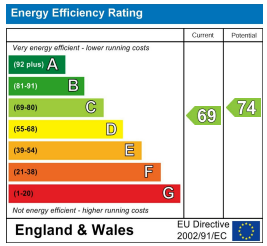
Ground Floor Area 699 sq ft – 65 sq m
First Floor Area 560 sq ft – 52 sq m
Garage Area 154 sq ft – 14 sq m



Ground Floor



First Floor



Guide Price £525,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council

PINK PLAN

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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