



Rectory Road, Duxford Cambridge £375,000 **Freehold**



Key Features

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- Four bedroom semi-detached bungalow
- Flexible living space
- Two bathrooms and an en-suite
- Mezzanine level
- Open plan lounge/kitchen/diner

Four bedroom bungalow with very good living space. Excellent potential due to the layout which can be used in a variety of ways. The current owners have extended to the side creating a bedroom with en-suite, bathroom and reception area which can be used as a playroom, office or further bedroom with stairs leading to a mezzanine level.

The property needs to be viewed to realise its potential so please call Kevin Henry to book your viewing.

The picturesque village of Duxford is ideally located close to M11 junction and Whittlesford Parkway train station is only a mile away with its regular service to London Liverpool Street. Local amenities include the local primary school, regular bus route to



Saffron Walden plus bank, supermarkets and recreational facilities in the nearby village of Sawston.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

ROOMS:
Porch

Lounge/Kitchen/Diner
7.30m max x 7.30m max
23'11" max x 23'11" max

Bedroom One
4.00m x 2.50m
13'1" x 8'2"

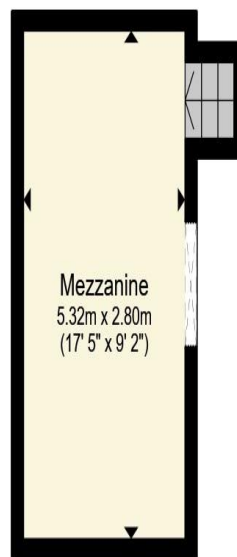
En-Suite

Bedroom Four
3.60m x 2.40m
11'10" x 7'10"





Ground Floor



Mezzanine

Total floor area 124.7 sq.m. (1,342 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Built in cupboard

Bathroom

Hallway/Utility Area
4.60m x 2.60m
15'1" x 8'6"

Bedroom Two
3.64m x 2.70m
11'11" x 8'10"

Bedroom Three
3.64m x 3.00m
11'11" x 9'10"
Bathroom

Mezzanine
5.32m x 2.80m
17'5" x 9'2"

Garden
Enclosed good size garden predominantly laid to lawn with a parking area.

Front
Driveway parking for two cars, entrance to garage and side access to rear.

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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