21 Fairway, Girton, Cambridge, CB3 0QF

Guide Price £425,000 Freehold

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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM DETACHED RESIDENCE WITH MATURE GARDEN, GARAGE AND OVERLOOKS GIRTON GOLF CLUB.

- Detached house
- 1227 sqft/114 sqm
- Gas fired central heating to radiators
- 0.18 acre plot
- Council tax band-E
- 3 bedrooms, 1 bathroom, 3 reception rooms
- Built circa 1965
- Driveway parking and garage
- EPC-D/67
- Potential to extend (subject to planning consents)

Constructed around 1965, this three-bedroom residence measures 1227.3 sqft/114 sqm and provides living accommodation over two floors.

To the ground floor the property comprises of an entrance porch opening onto an inner hallway with a WC adjoining and stairs leading up to the first floor. The property benefits from three reception rooms which include a living room with large picture window opening onto the rear garden, a dining room and a conservatory that has had its original glass roof replaced with a composite roof. The kitchen/dining area is a light and spacious room. Completing the ground floor is a utility room and an integral garage adjoining.

To the first floor are three bedrooms with the master bedroom offering spectacular views towards Girton Golf Club at the rear. Each of the three bedrooms have built in wardrobes. The owners have replaced the bathroom with a shower room, and this comprises of a walk-in shower, a low-level WC, a heated towel rail and vanity unit with sink basin above.

Externally- to the front, the property has a block paved driveway leading up to the garage and a small lawn area with an array of mature shrubs and trees. To the rear garden, the property occupies a delightful wild garden with an array of mature trees, fruit trees, shrubs, flowers and plants throughout. Off the conservatory and utility room is a patio area, ideal for alfresco dining in the warmer months of the year. To the rear of the plot is a brook which takes surface water toward the far end of the village.

Location
Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and the property is also within the catchment area for the Girton Glebe Primary School and Impington Village College.

Girton has its own golf course and tennis club and the village is situated on the edge of open countryside over which there are some pleasant walks.

A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

Tenure
Freehold

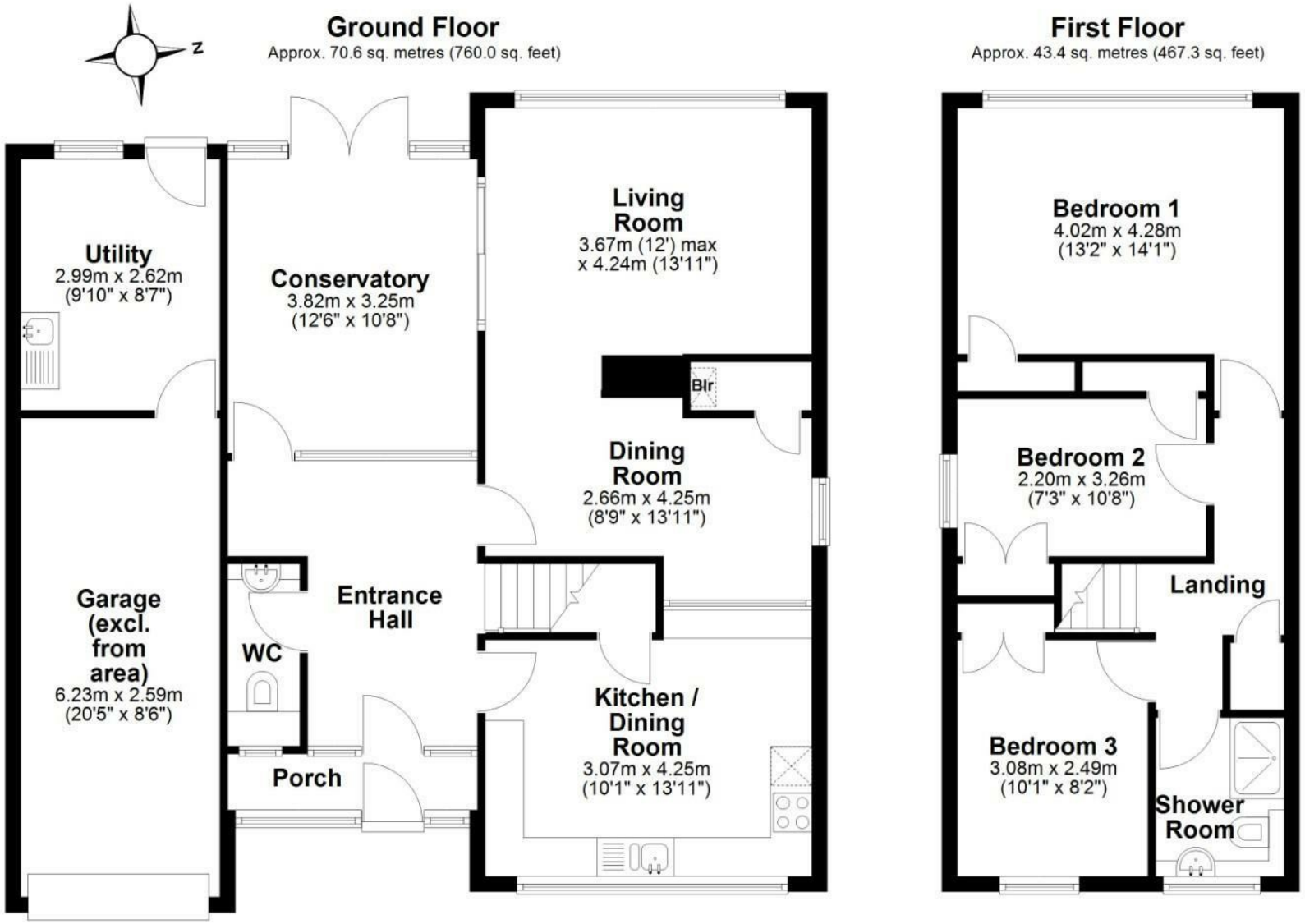
Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band - E

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

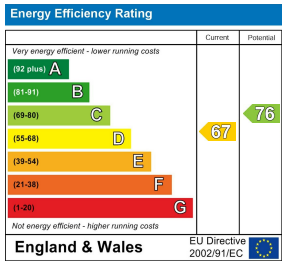
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris

Agents Note
Agent notes - to the front of the property is a parcel of land which occupies a large pylon.



Total area: approx. 114.0 sq. metres (1227.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.