



Radcliffe & Rust
Residential sales & lettings

6 Boyden Court, Fordham CB7 5JY
Guide Price £550,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this stunning detached property in Fordham, CB7. The property enjoys a quiet cul-de-sac position and is within walking distance of the many fantastic amenities Fordham has to offer. Within Fordham there is a well stocked Co op mini supermarket, a number of eateries including a Chinese restaurant with takeaway, pub with curry house, fish & chip shop, petrol station, gastro pub and very well known and popular butchers. All of the above are within 5 to 10 minutes walk of the property. With regards to education, within Fordham there is a very well known and well respected Primary school which is highly sought after by local families and the property is within the catchment area of Soham Village College for secondary education.

Fordham offers the perfect commuter base with easy access to Ely (which has a train station with direct access to London Kings Cross) less than 8 miles away (around a 13 minute drive), Cambridge which is 18 miles away (around a 30 minute drive), Newmarket which is 5 miles away (around a 15 minute drive) and Bury St Edmunds which is 19 miles away (around a 25 minute drive).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this modern and substantial detached property in Fordham, CB7. Offering five bedrooms, a double garage, ample off road parking and a modern and cleverly designed interior, this property is as stunning on the inside as it is on the outside.

Upon approaching the property which is at the end of this quiet cul-de-sac, there is a tarmac drive with a paved pathway leading to the front door and a front garden laid to lawn. Once inside, there is a generous hallway with stairs leading to the first floor. To the left of the front door, there is a downstairs cloakroom with W.C. and hand basin as well as an office / study which is a great size and overlooks the front of the property, this room could also be used as a play room if required by the new owner. To the right of the hallway is the living room. The living room spans the full depth of the property with a window overlooking the front of the property and French doors overlooking the rear garden. Within the living room there is a feature fireplace and solid oak flooring which flows through from the hallway creates seamless continuity between the spaces.

At the rear of the property, there is a dining room which has French doors leading to the rear garden and is large enough for a dining table for 8 people. Next door to the dining room is the kitchen. The kitchen consists of cream shaker style wall and base units with contrasting wooden worktops, a large ceramic butler sink, range style oven and a kitchen island with seating for 2 people. The kitchen and utility room have been opened up to create one larger space so there is also space and plumbing for a washing machine and tumble dryer and a half glazed door leading to the rear garden. If required by the new owner, the kitchen and dining room could be opened up to create one large space.

Upstairs, there is a large U shaped landing which accesses all of the bedrooms. To the left on the landing is bedroom four which overlooks the front of the property and can comfortably fit a double bed. The master suite is also to the left on the landing. This sumptuous space is decorated in a dark blue colour creating a calm and inviting space. From the master bedroom there is a walkway with double doored built-in wardrobes on each side creating a walk-in wardrobe dressing room space which leads to the en-suite. The en-suite is a very generous size and has a bath, walk-in shower with glass door, W.C. and hand basin. In the middle of the landing is the family bathroom which has a bath, walk-in shower, W.C. and hand basin with a white heated towel rail. Bedrooms two, three and five are on the right hand side of the landing with each bedroom being a good sized double with space

for additional bedroom furniture in each room. Bedrooms two and five both overlook the rear of the property while bedroom four overlooks the front of the property.

Outside there is a generous sized rear garden with a decked and paved area immediately outside of the property while the rest of the garden is laid to lawn with mature greenery around the edge of the garden. The double garage can also be accessed from the rear garden.

In summary, this property is a real diamond and would be a super property for the lucky new owner.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold
Chain details: No onward chain
Council Tax: Band D = £2,893 for 2022-2023





