



Green Street, Duxford, CB22 4RG

**CHEFFINS**

## Green Street

Duxford,  
CB22 4RG

- Delightful double-fronted cottage
- Beautifully presented throughout
- Three bedrooms
- Stunning garden
- Sought after village
- No upward chain

A charming double fronted cottage in arguably one of the village's prettiest locations within a small lane. The property enjoys well proportioned accommodation together with a stunning mature garden.

3 1 2



Guide Price £575,000



## LOCATION

Duxford provides an excellent range of local amenities including store/post office, primary school, church, Cafe 19/Duxford Community Centre and public houses, and is conveniently placed just 9 miles south of the university city of Cambridge. For the commuter, the village is so well placed just one mile from the nearest access onto the M11 motorway (Junction 10) and also close to the mainline train station at Whittlesford.

## GROUND FLOOR

### ENTRANCE HALL

Timber entrance door with porch over in turn leading to:-

### DINING ROOM

A well proportioned room with window to the front aspect overlooking the street scene and fitted shelving and cupboards.

### SITTING ROOM

A beautifully proportioned dual aspect room with window to the front aspect overlooking the street scene and a pair of glazed doors providing access and views onto the terrace and garden beyond. A fireplace with an inset gas stove with a carved stone surround and hearth and useful storage cupboard.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with hard wood work surface and ceramic sink unit, spaces for range cooker, washing machine and tumble dryer, fridge freezer and slimline dishwasher, windows to the rear and side aspect providing a

good degree of natural light together with a glazed door to the rear providing access and views onto the terrace and delightful garden beyond.

## FIRST FLOOR

### LANDING

Window to the rear aspect with views over the garden.

### BEDROOM ONE

Deep window to the front aspect with views over the street scene and built-in wardrobes.

### BEDROOM TWO

Deep window to the front aspect with views of the street scene and fitted wardrobe.

### BEDROOM THREE

Window to the rear aspect with views over the garden and fitted wardrobe.

### BATHROOM

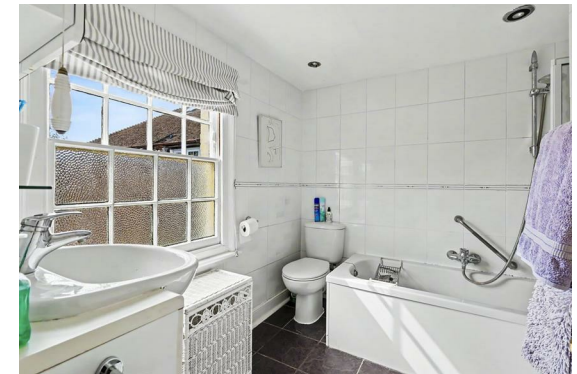
Comprising panel bath with shower over, low level WC and vanity wash basin, tiled walls and floor together with a half obscured glazed window to the rear.

## OUTSIDE

The property is set in arguably one of the village's prettiest locations and also being a short stroll from the village green. A particular feature is the stunning garden which has been lovingly nurtured and tendered for over a number of years by current occupant. Adjoining the rear property is a paved terrace which is ideal for al fresco entertaining in turn leading to a gravelled pathway with pergola over leading to the rear of the garden and a further large timber shed and storage area. There is a lawn with well stocked beds providing a wash of colour together with mature hedging and bushes all providing a wonderful outdoor space. There is also pedestrian rear access from the lane.

## VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	79
(39-54) <b>E</b>	61
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £575,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

[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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate Gross Internal Area  
95.35 sq m / 1026.33 sq ft

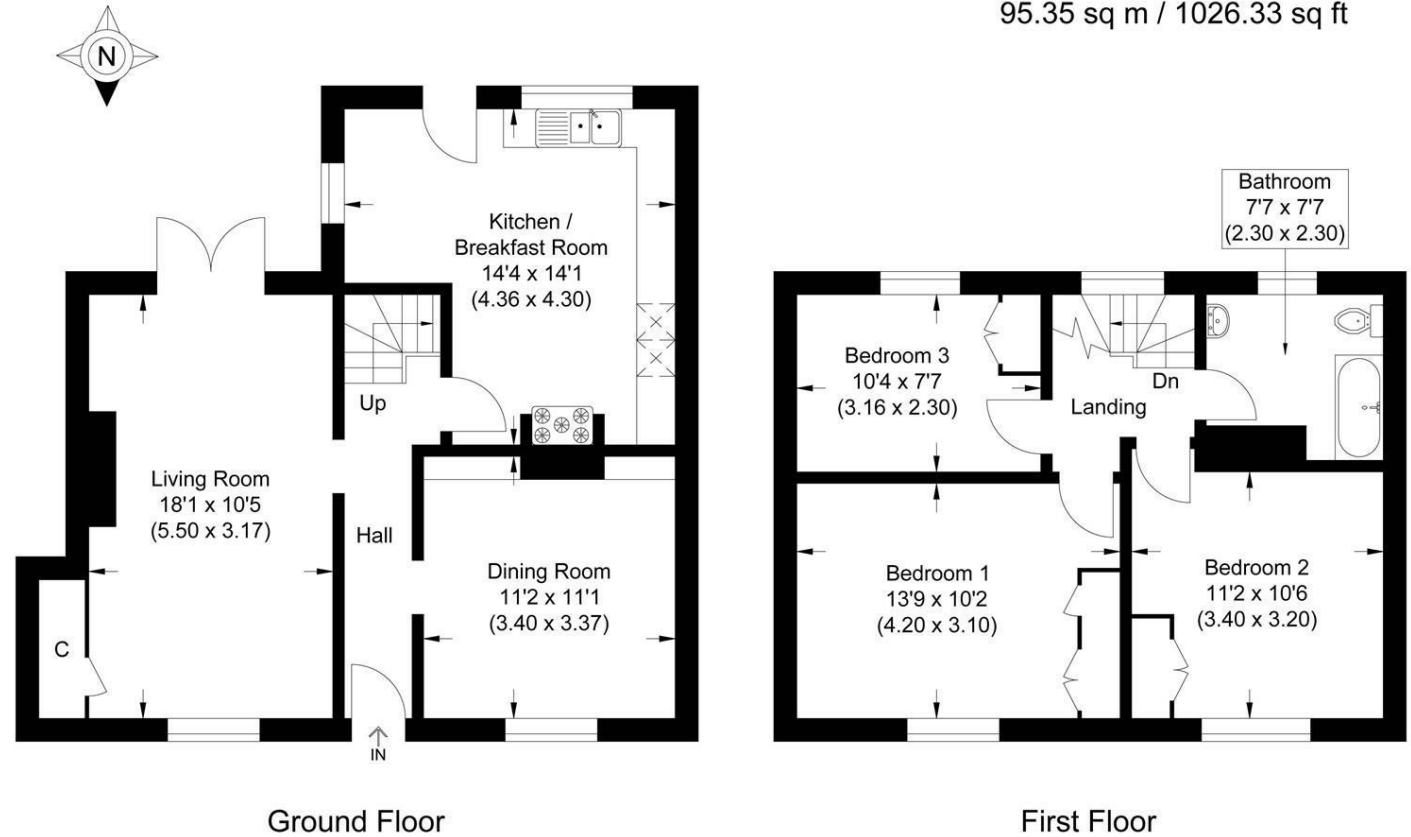


Illustration for identification purposes only, measurements are approximate, not to scale.

