



Rectory Road, Duxford, CB22 4RZ

CHEFFINS

Rectory Road

Duxford,
CB22 4RZ

- Refurbished throughout
- Open kitchen/diner
- Refitted kitchen & shower room
- Three bedrooms
- Zoned underfloor heating
- Ample off street parking
- Landscaped rear garden

An impressive single storey residence tucked away in a popular residential location. The property offers contemporary fittings and well-proportioned accommodation, together with off street parking and a landscaped rear garden.

3 2 1



Guide Price £420,000



LOCATION

The well-regarded south Cambridgeshire village of Duxford has a useful range of local amenities including store/post office, primary school, Church and public houses. The market town of Saffron Walden is about 7 miles south, the University city of Cambridge is about 10 miles north. The nearest mainline station is situated close by at Whittlesford and the M11 motorway access point (junction 10) is around 1 mile distant.

ENTRANCE HALL

Entrance door and doors to adjoining rooms.

LOUNGE

Double glazed window to the front aspect, feature gas fireplace and door to:

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, five ring gas hob with extractor hood over, electric double oven, space and plumbing for washing machine and slimline dishwasher and space for a free-standing American style fridge freezer. Open plan to:

DINING ROOM

Windows to the rear and side aspects and glazed French doors opening to the garden.

BEDROOM 1

Window to the rear aspect and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC and shower enclosure with dual shower heads.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the rear aspect.

SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure, heated towel rail and obscure glazed window the rear aspect.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking. There is gated side access to the rear garden which has a paved terrace for al fresco entertaining and steps up to the lawn with shrub beds bordering.

MATERIAL INFORMATION

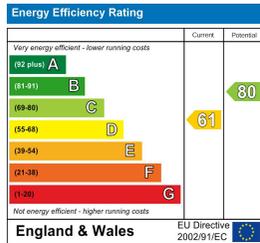
- Tenure - Freehold
- Council tax band - B

VIEWINGS

By appointment through the Agents.





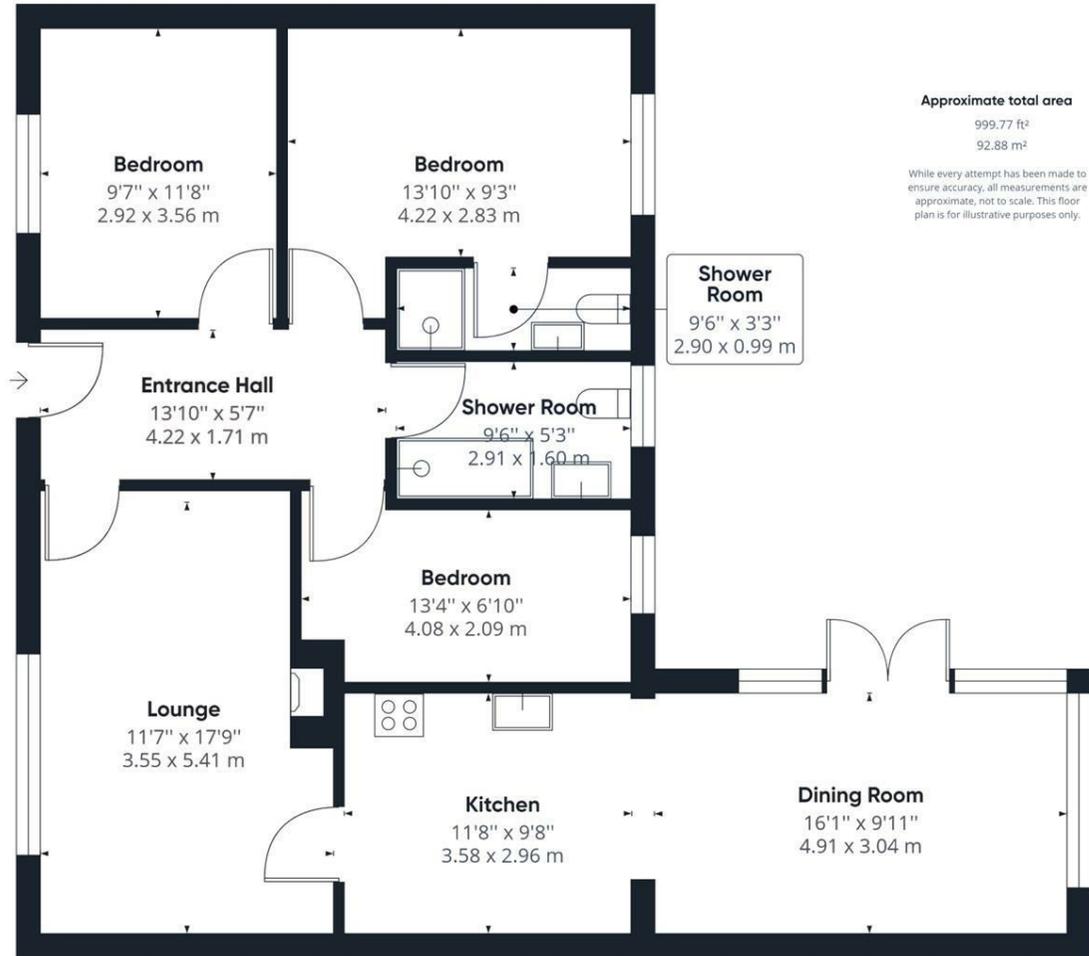


Guide Price £420,000

Tenure - Freehold

Council Tax Band - B

Local Authority - South Cambridgeshire



8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.