

Kevin Henry

EST. 1988



1 ICKLETON ROAD, DUXFORD, CAMBRIDGE, CB22 4RT



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1 MARKET STREET, SAFFRON WALDEN, ESSEX, CB10 1JB, SAFFRON WALDEN: 01799 513632
email: sales@kevinhenry.co.uk www.kevinhenry.co.uk



A 5 DOUBLE BEDROOM, SEMI-DETACHED HOUSE SITTING ON A VERY GENEROUS CORNER PLOT! Having been largely extended with over 2000 sq.ft, you must view this house to appreciate the space it offers!

PROPERTY AT A GLANCE

- Over 2,000 sq.ft
- 5 double bedrooms
- Large living / dining room
- Extended
- Corner plot
- Wrap-around garden
- Double garage

There are 2 main hubs of the house, one is the extended living/dining room with doors into the garden and lovely wooden floors, and the other is the large kitchen with island and seating area which is flooded with natural light. The property benefits from a double garage, off- street parking for 2 cars, and a large wrap-around garden with a paved area perfect for entertaining. This is the perfect family house with plenty of living space!

DUXFORD

Duxford is a very well located village approximately nine miles south of the University City of Cambridge and seven miles north of the fine old market town of Saffron Walden. The M11 access points and railway links to Liverpool Street are within easy reach. Duxford has a good range of facilities including a primary school, a fine parish church, post office, store, village pubs and a hotel.

Offers over £525,000





ENTRANCE HALL:**KITCHEN:**

22'9" x 17'9" (6.93m x 5.4m)

Brilliant hub for the family! Electric hob with extractor fan and eye-level oven, sink and drainer, base and eye-level units, space for white goods and two fridge freezers, space for a sofa / dining table.

UTILITY ROOM:

15' x 10'11" (4.57m x 3.33m)

Plumbing for washing machine and tumble dryer, boiler, base and eye-level units, access to garden.

CLOAKROOM:

Comprising low-level WC and wash hand basin.

LIVING/ DINING ROOM:

19'8" x 17' (6m x 5.18m)

A triple aspect room with windows to front and rear, real wood flooring, space for large dining table, open plan feel to the kitchen, door to garden.

RECEPTION ROOM:

17'9" x 9'11" (5.4m x 3.02m)

A double aspect, multi-use room, currently set out as a second living room, with door to garden.

ON THE FIRST FLOOR:**LANDING:**

A large space with double windows bringing in lots of natural light. Floorboards. Airing cupboard.

MASTER BEDROOM:

17'10" x 17'9" (5.44m x 5.4m)

Window to front aspect.

BATHROOM 1:

Suite comprising panelled bath, shower, low-level WC and wash hand basin.

BEDROOM 2:

17'5" x 17'5" (5.3m x 5.3m)

Window to front aspect.

BEDROOM 3:

17'7" x 14'3" (5.36m x 4.34m)

Window to front aspect.

BEDROOM 4:

18'5" x 15'10" (5.61m x 4.83m)

Built-in wardrobe with large double doors, window to front aspect.

BEDROOM 5:

16'4" x 10'8" (4.98m x 3.25m)

2ND BATHROOM:

Suite comprising panelled bath, shower, low-level WC and wash hand basin.

OUTSIDE:

Double garage with potential to install electricity and power. Off-street parking for two cars with gated access, paved area, laid mainly to lawn with a small trellis at the rear. There is a wrap-around lawned area and large front garden.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.scambs.gov.uk

COUNCIL TAX:

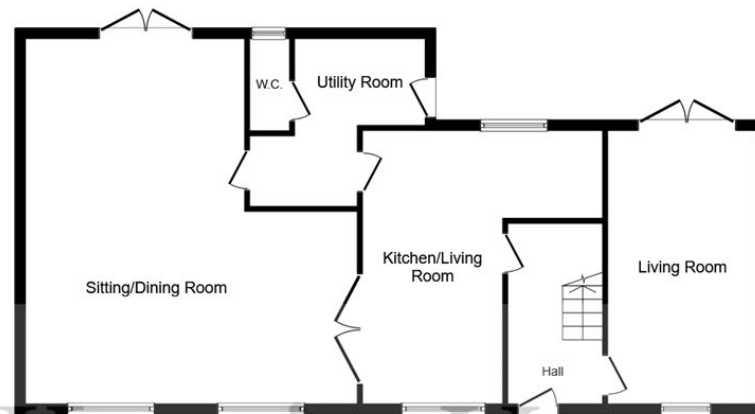
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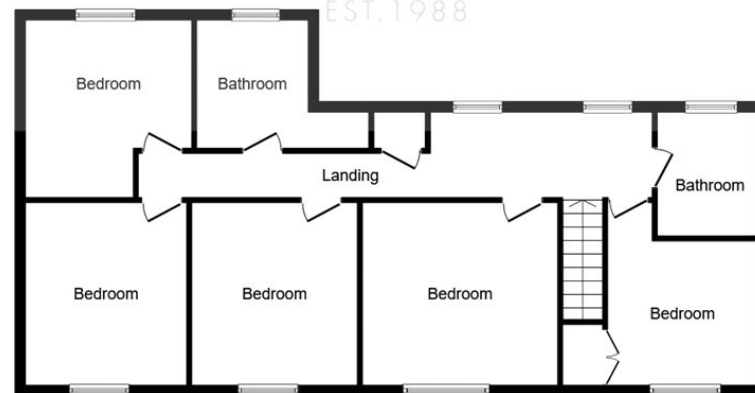




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Agents Note:

For clarification, purchasers should be aware that the agent has prepared these sales particulars as a general guide. The agent has not carried out a detailed survey nor tested the services, or other specific fittings. Room sizes should not be relied upon for carpets and furnishings. The agent has not checked the legal documents to verify the freehold/leasehold status of the property. The prospective purchaser is advised to obtain verification from their surveyor. Any moveable contents, fixtures or fittings, whether wired or not, referred to in these property particulars, including any shown in photographs, are, unless stated, excluded from the sale.



Since opening in 1988, KevinHenry have sold more houses each year than any other local agent. Formed by Kevin Moll FNAEA and Henry Rowe FNAEA, we're one of the oldest estate agency partnerships in the region and we're local people who love the area. We're a forward thinking business, embracing new technology as it evolves, and refining our services in response

to changing legislation, changing markets and the development of the surrounding communities. For over 28 years, KevinHenry have been proud to offer a comprehensive range of services, delivered by a committed team of professionals. Our customer service is so good that most instructions we receive today are as the result of repeat business or recommendation.



■ FinePropertyCollection

The Fine Property Collection shows the cream of higher value properties in the area to discerning buyers across the country. Upgrading your property to the Collection gives the added benefits of interactive floor plans, quality 'glossy' brochure, additional newspaper advertising, professional photography, an upgraded web presence and much more.



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email: sales@kevinhenry.co.uk www.kevinhenry.co.uk

1 Market Street, Saffron Walden, Essex, CB10 1JB Saffron Walden 01799 513632