



## 36 Whitehall Gardens

Duxford  
CB22 4QL


Guide Price  
**£325,000**



**BEE MOVING SOON**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

**NO ONWARD CHAIN**  
**VIEWS OVER OPEN GREEN SPACE**  
**THREE DOUBLE BEDROOMS**  
**EXTENSION POTENTIAL (STPP)**  
**COUNCIL TAX BAND - B**  
**SQ FT - 913.2**  
**EPC - D / 65**





Overlooking a central village green with a wide variety of mature trees, on the edge of this thriving and highly regarded village, is this tastefully presented, three bedroom property which benefits from versatile accommodation in excess of 900 sq ft which is arranged over three floors. The property is offered for sale with the benefit of no onward chain and would make an ideal first time purchase.

The property is of traditional brick construction and accommodation comprises kitchen / dining space, lounge, on the first floor two double bedrooms with bathroom, second floor guest bedroom, front and rear gardens, communal parking round the green.

Whitehall gardens, Duxford is an established estate which is popular with young families and commuters alike, with excellent road links and is within 3 miles of Whittlesford railway station, providing links into London and Cambridge, close proximity to the property is an local play area and popular walk to Thriplow, as you enter the development there is a petrol station / local store providing all your daily needs.













### KITCHEN / DINING

4.995m x 2.8m (16' 5" x 9' 2")

Double-glazed window to front aspect, providing views over the village green, range of wall and base mounted units with single sink drainer with mixer taps, integral appliances including oven, hob and extractor hood, plumbing for washing machine, wall mounted boiler; under stairs storage cupboard, part tiled walls, wooden flooring.

### LOUNGE

4.04m x 3.58m (13' 3" x 11' 9")

A welcoming main reception room, with double-glazed window to rear aspect providing views to enclosed garden, radiator; door to rear lobby.

### REAR LOBBY

Stairs leading to first and second floor; double-glazed door leading to garden.

### LANDING

Stairs rising to second floor; doors leading to.

### BEDROOM ONE

3.57m x 3.10m (11' 9" x 10' 2")

A generous master bedroom with double-glazed window to rear aspect, radiator.

### BEDROOM TWO

3.019m x 2.79m (9' 11" x 9' 2")

A further double bedroom with double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, airing cupboard, radiator.

### BATHROOM

A well-appointed three piece white bathroom suite comprising low level w/c, wash hand basin, bath with shower taps over; obscure double-glazed window to front aspect, downlights, tiled walls and flooring, radiator.

### GUEST BEDROOM

3.86m x 2.97m (12' 8" x 9' 9")

An ideal guest room or master bedroom with double-glazed window to rear aspect, Velux window to front aspect, generous wardrobe and eves storage, downlights, wooden effect flooring, radiator.

### GARDEN

Enclosed by panel fencing with rear access gate, low maintenance garden, with two main patio paved areas, artificial grass, timber framed storage shed.

### AGENTS NOTES

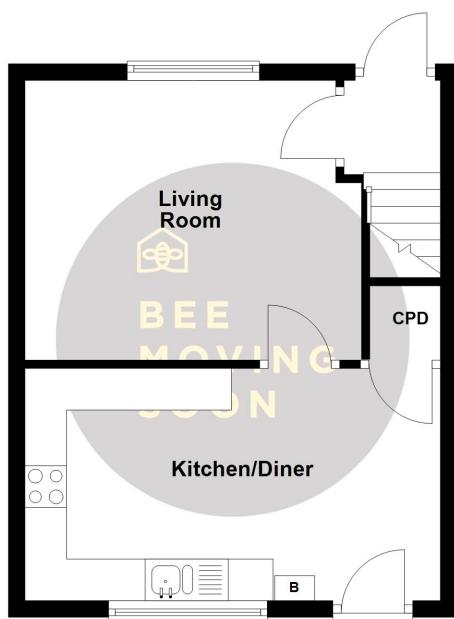
The property benefits from communal Parking round the central village green, which forms part of the HRA communal gardens and grounds. Yearly management fee is payable of £180 which can be paid yearly, monthly or at 6mth intervals.



## FLOORPLAN

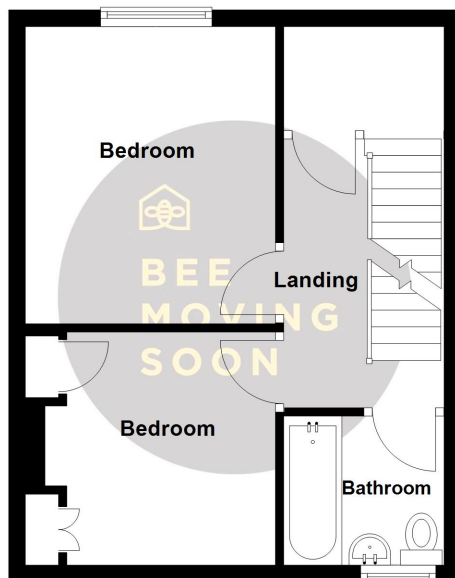
### Ground Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



### Second Floor

Approx. 21.0 sq. metres (225.8 sq. feet)



Total area: approx. 84.8 sq. metres (913.2 sq. feet)

Floor plan to be used for guidance only  
Plan produced using PlanUp.







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