3, Westfield Road

Fowlmere,
Cambridgeshire, SG8 7SN
Freehold Guide Price £455,000

COUNTRY PROPERTIES
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No upper chain A sustainably extended three / four bedroom home in the sought-after south Cambridge village of Fowlmere. This home is superbly situated on a very generous plot and benefiting from views over a village green to the front, 4 Reception rooms, kitchen, downstairs WC and large garden. The property is in need of some updating but a stunningly located property, within walking distance to the school. This defiantly is a must see property !

- No Upper Chain
- Exceptional Semi Detached Home
- Very Generous Plot
- Views Over A Village Green
- 4 Reception Rooms
- Large Garage, Workshop & Outbuilding

Ground Floor

Entrance Hall

Wooden obscure glass, stairs to first floor, under stairs storage cupboard, door to:-

Living Room

13' 2" x 10' 4" (4.01m x 3.15m) Gas fire place, uPVC double glazed window to the front. Archway to:-

Dining Room

11' 2" x 10' 6" (3.40m x 3.20m)
Working solid fuel fire, Radiator, door leading to:-

Kitchen

10' 4" x 6' 9" (3.15m x 2.06m)
Double glazed uPVC window to side, laminate style flooring, single stainless steel sink with drainer and swan neck taps. Space for cooker, space for fridge/freezer. base units, partly tiled, door leafing to:-

Lobby Area

W.C

Downstairs toilet, door to side garden, door leading to:-

Annex Section

16' 4" x 8' 3" (4.98m x 2.51m)
Double glazed windows to the side and rear. Door leading to:-

Reception

23' 5" x 10' 9" (7.14m x 3.28m)
Aluminium sliding door to rear, Lantern style roof, window, storage heater. uPVC window.

First floor

Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m)
uPVC windows to rear, Airing cupboard, built in wardrobe, radiator.

Bedrooom 2

10' 6" x 10' 3" (3.20m x 3.12m)
uPVC window to front, Built in sliding wardrobe, radiator.

Bedroom 3

8' 7" x 6' 9" (2.62m x 2.06m)
uPVC double glazed window to front, radiator, built in wardrobe, radiator.

Bathroom

Obscure double glazed window to side, Bath, Electric shower, partly tiled, wood laminate flooring, vanity sink, mixer tap, low flush W.C, radiator.

Outside

Front

Private road leading to the property. Driveway leading to external garage. Grassed lawn with established shrubs.

Garage/Workshop

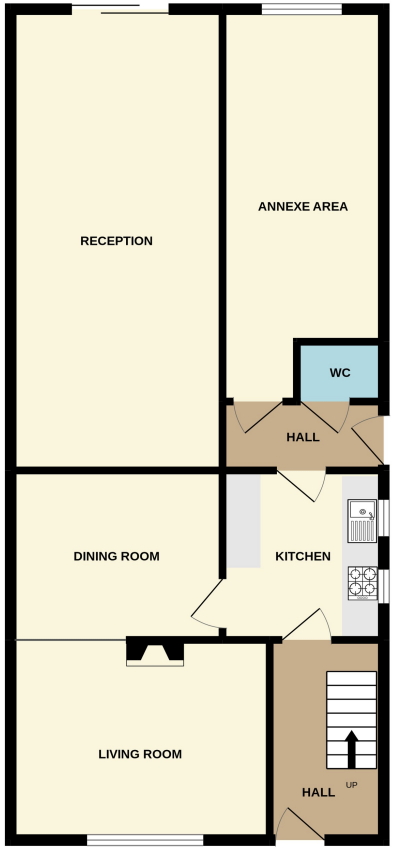
Rear Garden

Selection of Outhouses and sheds. Gas tank. Mainly laid to lawn. Outside tap.

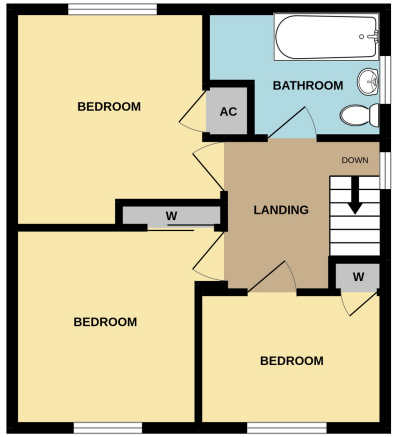
Location Fowlmere

If you are looking for a village location and to be part of a community then you won't find a better village to live in than Fowlmere. Fowlmere is one of the most southernmost villages in Cambridgeshire and on the edge of Hertfordshire. You are just 6 miles from the town of Royston, under a 10 minute drive, and under 10 miles from central Cambridge, just a 20 minute drive away. As well as being within easy reach of all the amenities of a town and city you are also surrounded by beautiful countryside, a perfect combination.
Within the village itself you have a number of village groups, a village hall with tennis courts, several village greens and playgrounds, a fantastic village pub and restaurant 'The Chequers', village church, playgroup, private nursery and primary school. Also, on the outskirts of the village you will find Fowlmere RSPB nature reserve.
In Royston there is a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes. You also have additional station options from the neighbouring villages of Meldreth and Foxton. Additionally, in terms of travel, you have the M11 within a 10 minute drive, the A1 approximately 25 minutes' drive away and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour to forty minutes' drive away.

GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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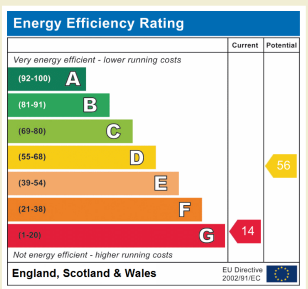

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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