

GRAY TOYNBEE

8 Bradfords Close, Bottisham,

Cambridge, CB25 9DW

Offers over £525,000

3 1 1 C

8 Bradfords Close

Bottisham, CB25 9DW

- Spacious family house
- Central village location
- No chain
- Southest facing garden
- Scope for extension and updating
- Energy rating C

A large detached house, offering 1520 sq.ft, of family accommodation, in the very centre of the village, and a short walk to the village college, and with no chain.

This spacious family house needs some general updating but has excellent open-plan living spaces and a flexible layout.

The ground floor provides a fantastic 26ft living room with a dual aspect and patio doors to the garden, a fireplace, and extensive fitted shelving and cupboards. Double doors lead to the kitchen/dining room, which also has patio doors to the garden. The kitchen area is fitted with an oven and hob, space for appliances, and a pantry. There is a large reception hall, porch, and ccloakroom/utilty room with a WC,

There is a studio room that is accessed from the carport and also has access to the rear















garden. It is perfect as a home office or a teenager's space, but could very easily be used as bedroom 4.

Upstairs, the accommodation is particularly well proportioned and offers three double bedrooms off a spacious landing. The family bathroom has a shower over the bath, basin, and WC.

The house has gas central heating and double glazing.

The property has a lovely broad plot, with a lawned front garden and a driveway for parking and access to the adjoining carport, which could be enclosed to create a large garage if required.

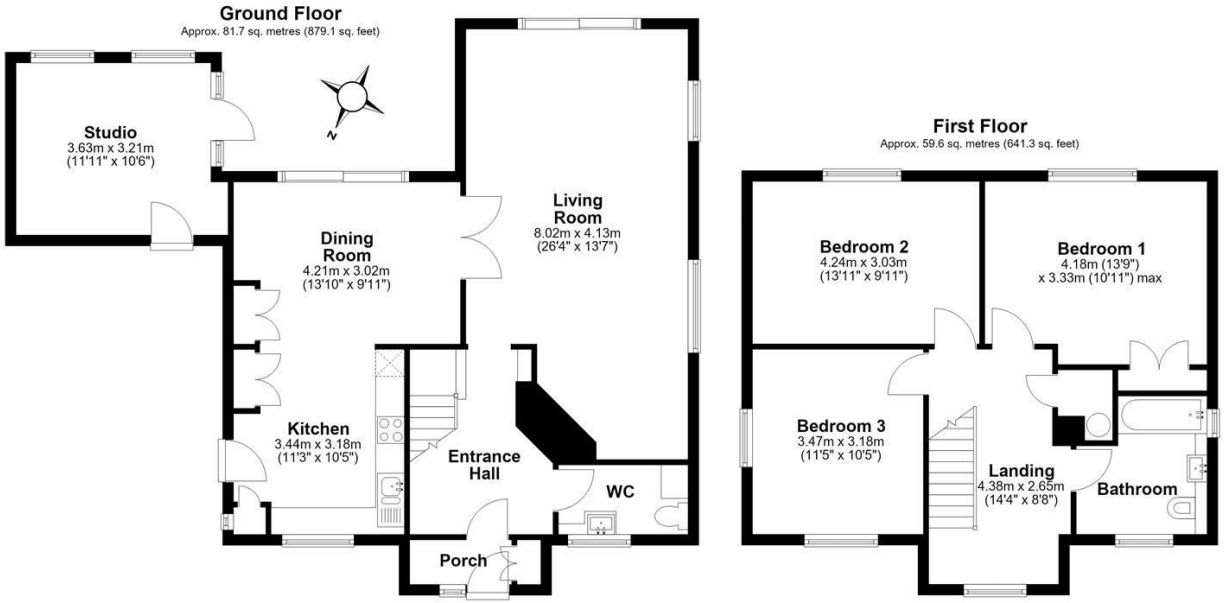
Side access leads to the rear garden, which is a good size and mainly lawn. The garden is fenced and faces southeast.

What3words: ///silent.nurses.confronts





GRAY TOYNBEE

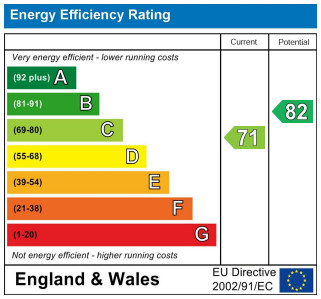


Total area: approx. 141.2 sq. metres (1520.4 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold

Council tax band:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com