



Rectory Road, Duxford **Freehold £350,000**

Key Features

4 3 F B

- Four bedroom semi-detached bungalow
- Flexible living space
- Two bathrooms and an en-suite
- Mezzanine level
- Open plan lounge/kitchen/diner

Four bedroom bungalow with very good living space. Excellent potential due to the layout which can be used in a variety of ways. The current owners have extended to the side creating a bedroom with en-suite, bathroom and reception area which can be used as a playroom, office or further bedroom with stairs leading to a mezzanine level.

The property needs to be viewed to realise its potential so please call Kevin Henry to book your viewing.



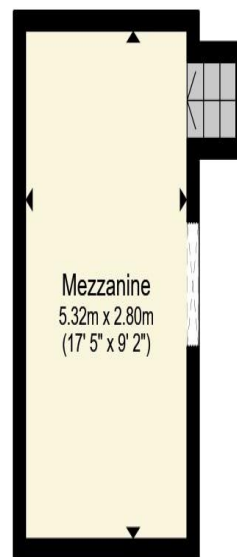
The picturesque village of Duxford is ideally located close to M11 junction and Whittlesford Parkway train station is only a mile away with its regular service to London Liverpool Street. Local amenities include the local primary school, regular bus route to Saffron Walden plus bank, supermarkets and recreational facilities in the nearby village of Sawston.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



Mezzanine

Total floor area 124.7 sq.m. (1,342 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103729 - 0012

