



A stylish, 4 bedroom, mid terrace family house, situated in this well served south Cambridgeshire village.

In brief

Cambridge 7 miles, Royston 6 miles (fast train to King's Cross 37 minutes), M11 (junction 11) 4 miles, Foxton Railway Station (services to Cambridge and London's King's Cross) 0.5 of a mile (distances and time are approximate).

29 ST. LAURENCE ROAD, FOXTON
£365,000 (GUIDE PRICE)

Gross internal floor area: 1,126 sq ft (105 sq m)

Property Summary

- Ground Floor: Entrance Hall, Cloakroom, Sitting/Dining Room, Kitchen
- First Floor: 4 Bedrooms, Bathroom
- Outside: Integral Garage, Front and Rear Gardens

Situation

Foxton lies approximately 7 miles south of Cambridge and has a range of local facilities including a post office/general store, church, pre-school and nursery, primary school, public house and recreation ground.

Nearby Cambridge provides a wide range of shopping and cultural facilities along with an excellent choice of schools for all ages.

Foxton is also conveniently placed for commuters by road or rail with the M11 (junction 11) 4 miles away and a mainline railway station in the village itself with services to Cambridge and London's King's Cross. Royston Railway Station (approximately 6 miles) has a fast service to King's Cross in 37 minutes and Stansted Airport is also readily accessible via the M11.

Description

29 St. Laurence Road is constructed with brick elevations under tiled roofs. Dating from the 1970's, the property has been well maintained by the current owners resulting in a beautifully presented family home which extends to 1,126 sq ft (105 sq m).

Outside

Set back from the road, the front garden is approached via a brick paved driveway, which offers off street parking for several cars along with an area of lawn and shrub bed border. A **Garage 16'5 x 7'9 (5m x 2.36m)** with up and over door, power and light provides access into the house via an internal door.

Rear access leads to an enclosed garden which is mainly laid to lawn bordered by shrub beds and contains a paved terrace and garden shed.



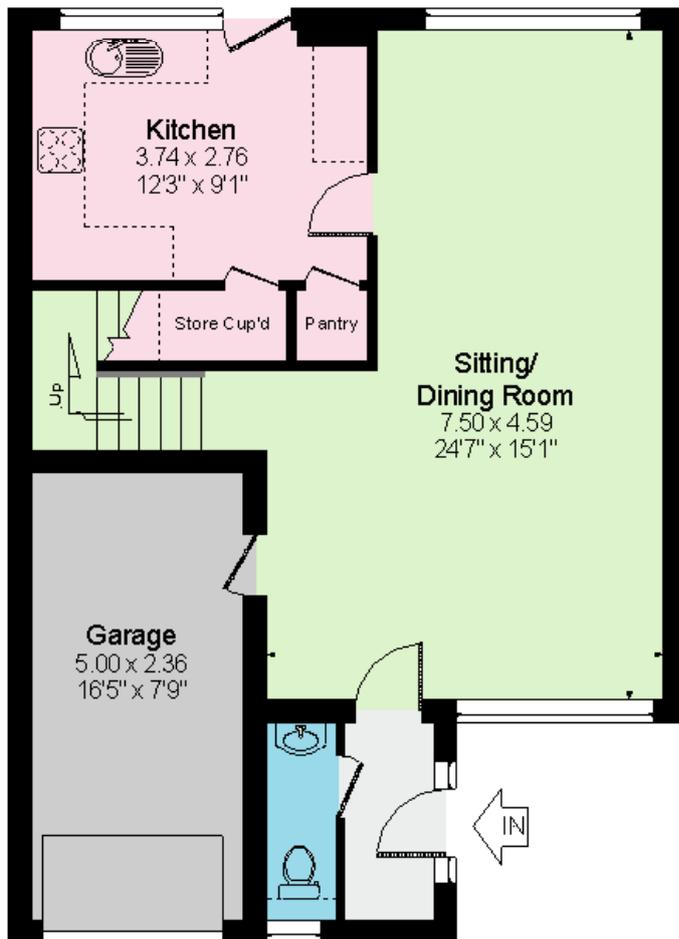
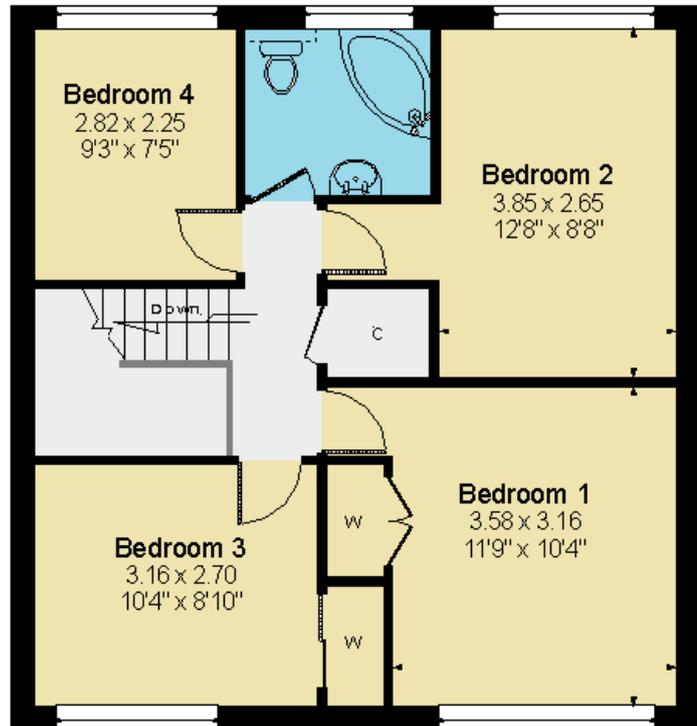
Property Highlights

- Kitchen fitted with range of wall and base cabinets, ample worksurfaces, integrated double oven, ceramic hob with extractor fan above, space for fridge, freezer and dishwasher, pantry and cupboard
- Superb open plan Sitting/Dining Room, flooded with natural light with internal door leading to Garage
- Ground floor Cloakroom
- Spacious Master Bedroom with built in wardrobe and 3 further Bedrooms
- Excellent Family Bathroom comprising corner bath, hand basin and WC
- Gas fired central heating
- Double glazing throughout
- Driveway and integral Garage

**29 ST. LAURENCE ROAD,
FOXTON,
CAMBRIDGESHIRE CB22 6SF**

Gross Internal Area 105 sq m (1126 sq ft)
excluding Garage

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Garage



NOT TO SCALE: For guidance purposes only

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Warrick Anderson
01223 559432
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Local Authorities

South Cambridgeshire District Council
0345 045 0500

Outgoings

Tax Band: D
Tax Payable 2019/2020: £1,815.37

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

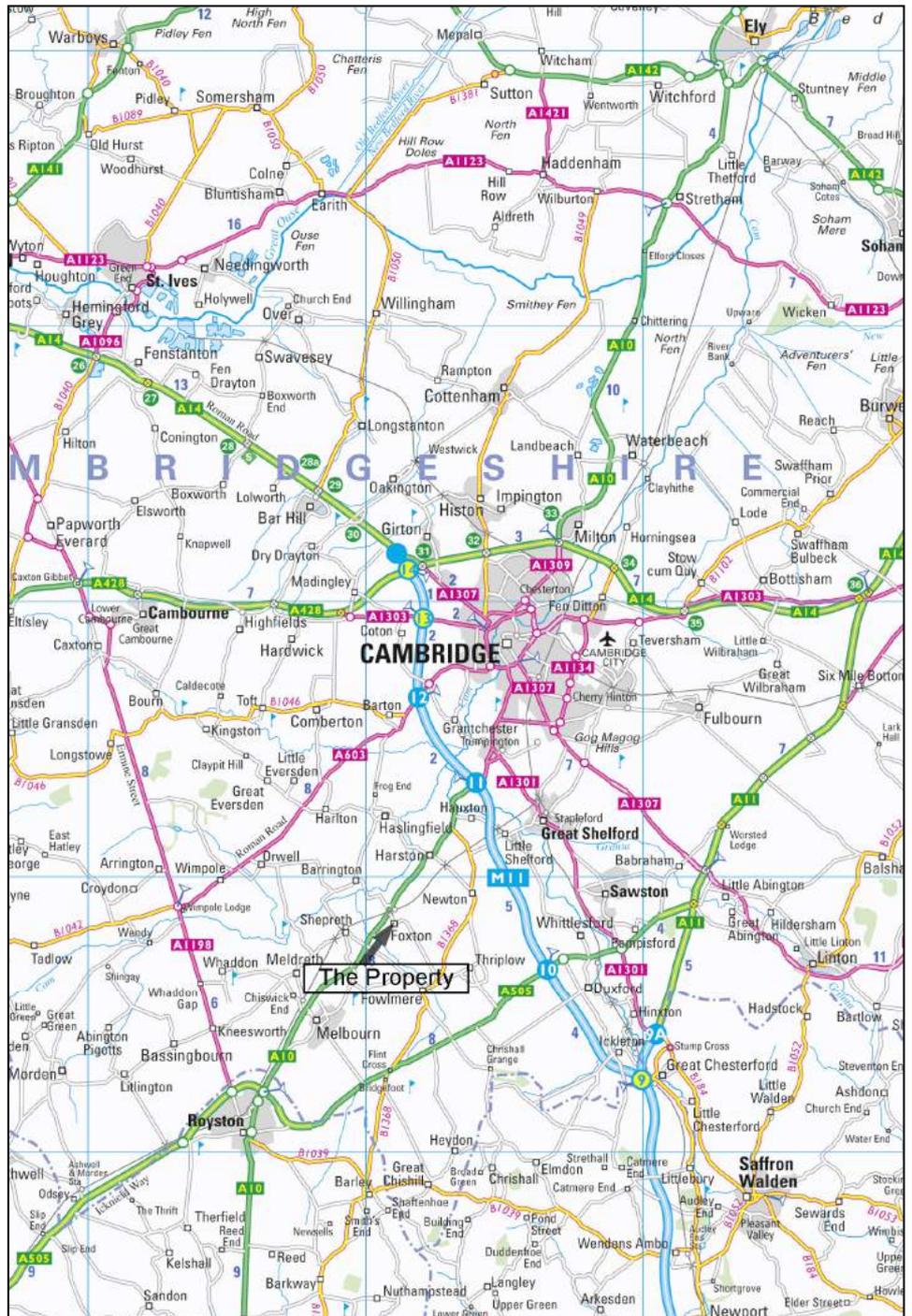
Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating D



Important Notice

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