



HARDMAN ROAD, FOXTON, CB22 6RN

OFFERS AROUND £450,000

2 Hardman Road, Foxton, Cambridge, CB22 6RN

An improved, detached, family house with four good size bedrooms and a superb kitchen/breakfast room, situated in a select modern development at the centre of this desirable, pretty village.

4 bedrooms - en suite shower room - bathroom - entrance hall - cloakroom - sitting room - dining room - kitchen / breakfast room - utility room - garage and driveway - gardens

Foxton is set in the midst of open countryside midway between Cambridge and Royston and just about 8 miles south of the university centre. It is a village of quality properties and enjoys all the usual facilities including a mainline railway station which provides regular and fast access to Cambridge and to London Kings Cross within 55 minutes. There is also a bus service, village shop, primary school and recreation ground.

Hardman Road is part of an eagerly sought after village centre development off the High Street. No.2 is situated just off the road in a private drive serving three properties. The accommodation is ideal for a family, with bright and spacious rooms and comprises, a reception hall with stairs to the first floor, a WC, sitting room with an inset gas fire, a kitchen/breakfast room, which has been recently refitted with a range of wall and base units, a pull out larder cupboard, built-in Neff oven and hob, integrated dishwasher and space for a fridge/freezer. The breakfast area has French doors leading to the garden. From the kitchen, there is a useful utility room with further storage and space for appliances and a door to the outside.

To the first floor there are four bedrooms, the master of which has a range of fitted wardrobes and an en suite shower room. Completing the first floor accommodation, there is a family bathroom.

Outside, the property is approached via a quiet lane leading to the garage and parking area. To the rear of the property there is a pleasant garden, laid mainly to lawn with a terrace and a variety of mature shrubs and trees.



Features of Note

- Attractive, easy to run detached family house
- Easy access to Foxton school, shop and mainline station
- Newly fitted kitchen/breakfast room
- Pretty garden

Services

All mains services are connected.

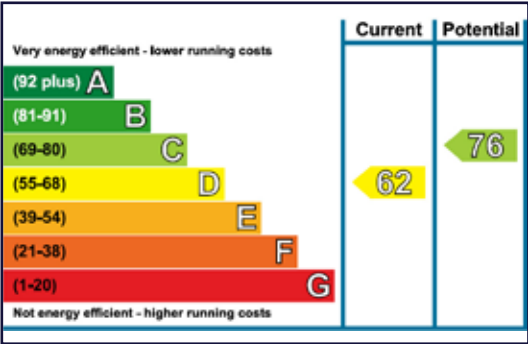
Tenure

The property is being offered for sale freehold with vacant possession upon completion.

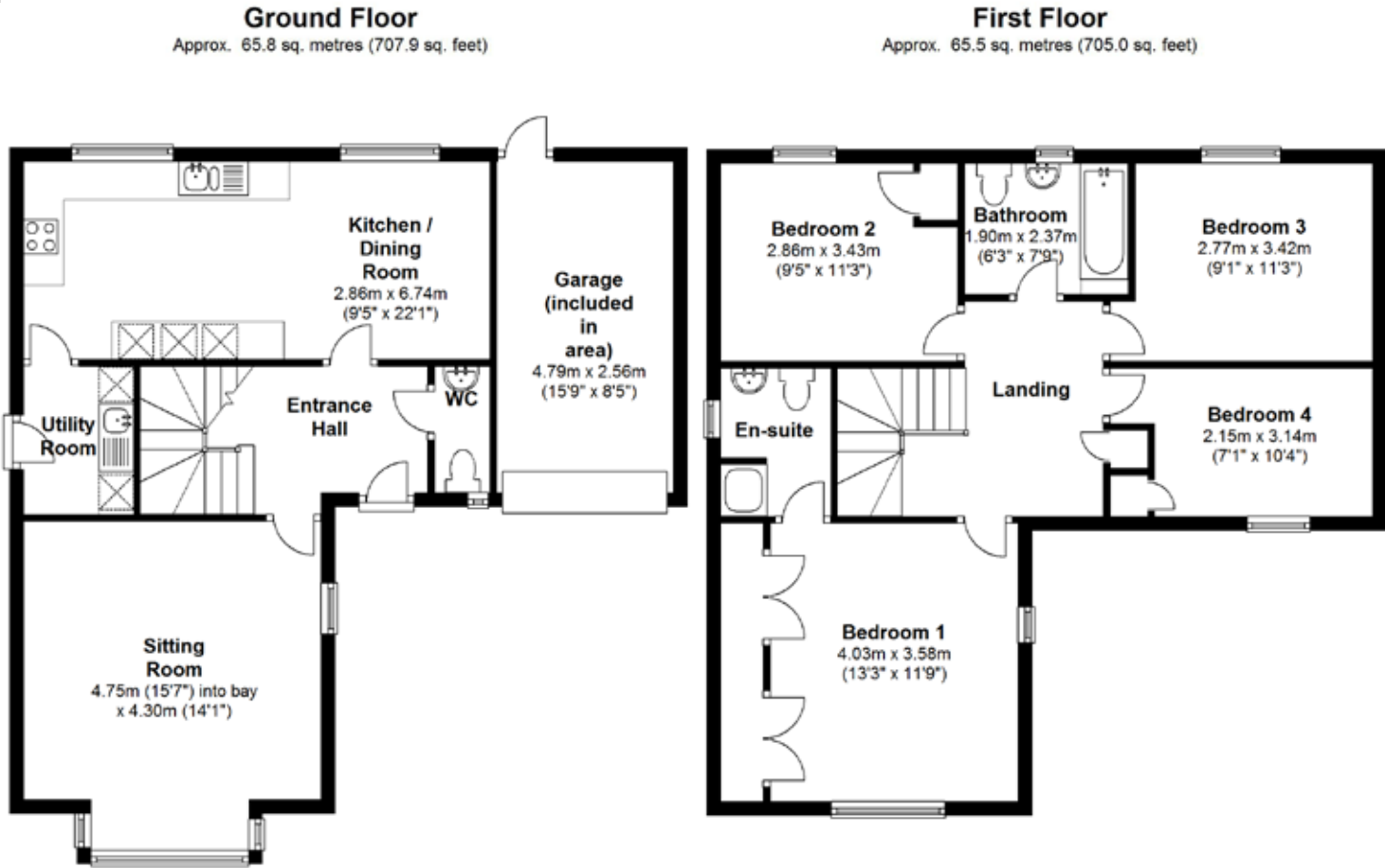
Local Authority

South Cambridgeshire District Council.
Tel: 03450 450 500.
Tax Band: F

Energy Efficiency Rating



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