



EH

EXQUISITE  
HOME

Two miles northwest of Cambridge is the village of Girton. With three pubs, a day nursery, a primary school, tennis club, play park and plenty of open green space, it is popular with families and commuters alike. The parish church, St Andrew's is mainly fifteenth and sixteenth century, but some stones from the earlier eleventh century building remain. There is a striking sculpture in front of the church. The village is very close to the A14 and gives its name to the interchange with the M11. Cambridge itself is a short drive or cycle ride away.

Standing on a quiet turning is this semi-detached three-bedroomed house with an immaculate interior. Recently updated and redecorated by the present owners, it presents a neutral and calming blank canvas for anyone who wishes to make this property, full of potential, their own.

A good-sized utility room leads off the kitchen and has its own door on to the drive and another into the back garden. It has been fitted out with plenty of storage and has plumbing for a washing machine. A sleek, contemporary shower room completes the ground floor accommodation.



“The design and the layout of the whole house flows seamlessly.”



### Flexible Layout

The staircase rises up to the landing, where two good-sized double bedrooms, a smaller single at the front and an elegant family bathroom can be found. This configuration is the ideal layout for a family and the bathroom benefits from high quality tiling throughout, an on-trend counter top basin and a good-sized bath with shower over.

### An Urban Oasis

The easy to maintain rear garden is mainly laid to lawn and is enclosed by a high brick wall with seating niches, ideal and safe for a young family. Leading off the kitchen is a sizeable wooden garden room with open sides, perfect for parties, al fresco dining and barbecuing. A keen gardener could plant flowering shrubs and perennials plus climbing plants to scramble up the wall, thus softening the current lines of the garden.

The A14 and M11 run south and west of Girton while the A428 runs west to St Neots' and Bedford. There are several large supermarkets nearby, plenty of open green spaces including Milton Country Park, historic Anglesey Abbey is just a short drive away and there are a number of good nurseries, primary schools, secondary schools and Sixth Form colleges within easy reach. The joys of Cambridge itself with its College Backs, the punts on the River Cam, the many delightful shops and the beautiful architecture are literally on the doorstep. There is a regular bus service, two stations nearby and plenty of opportunities for cycling, running and walking. Set in a pleasant location on the outskirts of the city, this is a well-presented family home bursting with potential.

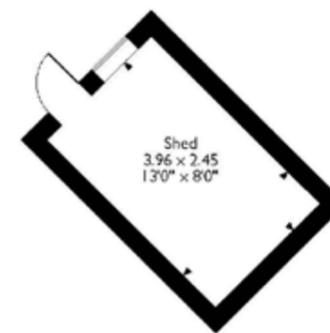




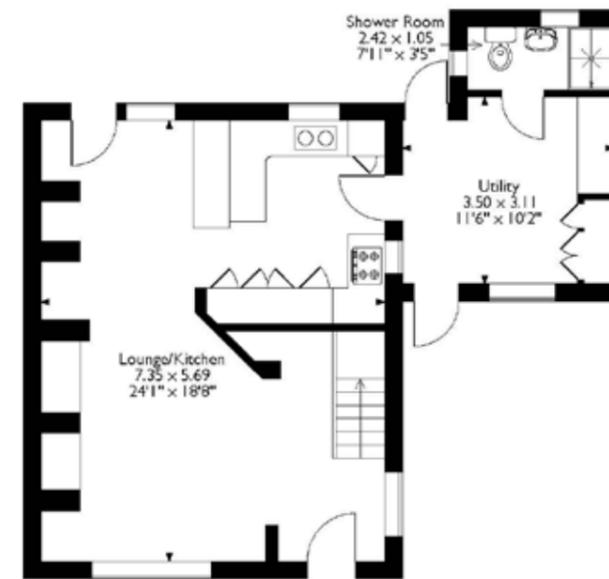
A Sunny Disposition

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area  
 Main House = 98 Sq M/1055 Sq Ft  
 Outbuilding = 10 Sq M/108 Sq Ft



Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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