



25 St. Hughs Road, Buckden

£600,000

 **Oliver James**
Property Sales & Lettings



25 St. Hughs Road

Buckden, St. Neots

A substantial detached 4 bedroom family house of around 1647 sq/ft / 153 sq/metres situated in a sought after road, sitting on a generous plot of 0.15 acres.

Council Tax band: E

Tenure: Freehold

- Double garage measuring 16' 10" x 18' 1" (5.13m x 5.51m).
- EPC: D.
- South facing rear garden.
- Additional workshop space with potential for conversion to home office.
- Detached family home on a plot of 0.15 acres.
- Sought after road within the desired village of Buckden.
- The Gross Internal Floor Area is approximately 1647 sq/ft / 153 sq/metres.
- Four bedrooms.
- Extended conservatory to the rear elevation.
- Potential for extension to the side & rear (stpp)





INTRODUCTION

An established 1970s detached home on a plot of 0.15 acres within walking distance of shops, schooling and providing easy access to the A1 road network. Throughout, the house has well balanced, spacious accommodation with lots of light starting with a bright and airy entrance hall providing access to the living room, cloakroom and kitchen. There is a further reception room in the form of a dining room with access to the UPVC conservatory as well as an additional utility room of the kitchen. Due to the utility room being single storey to the side, some nearby properties have extended over to provide further accommodation upstairs. Upstairs the property has four well proportioned bedrooms and family bathroom with five piece suite. The front and rear gardens are extensive with the rear elevation benefiting from being South facing.

LOCATION

Buckden has amenities including shops and pubs. St. Neots, 6 miles away and Cambridge 20 miles away provide train services to Kings Cross in 47 minutes and 49 minutes respectively. Grafham Water is 2 miles away. Local schools are Buckden Church of England Primary School rated outstanding by Ofsted and local comprehensive Hinchingsbrooke School rated as good. There are independent schools in Bedford, Cambridge and Kimbolton.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1647 sq/ft / 153 sq/metres.

PLOT SIZE

The total plot size is 0.15 acres.





ENTRANCE HALL

Dimensions: 14' 5" x 6' 7" (4.39m x 2.01m). UPVC door to front elevation. Obscure UPVC window to front elevation. Stairs to first floor. Wood effect flooring. Radiator. Two double built-in cupboards.

CLOAKROOM

Dimensions: 4' 8" x 3' 1" (1.42m x 0.94m). Fitted with a two piece suite comprising low level WC and wash hand basin. Obscure UPVC window to front elevation. Extractor fan. Tiled flooring.

KITCHEN

Dimensions: 17' 2" x 9' 3" (5.23m x 2.82m). Fitted with wall and base mounted cupboard units with a granite effect work surface. UPVC window to rear elevation. Double bowl stainless steel sink and drainer. Space for a cooker with built in extractor hood over. Radiator. Tiled flooring. Space for fridge freezer.

UTILITY ROOM

Dimensions: 8' 8" x 10' 9" (2.64m x 3.27m). Fitted with a range of wall and base mounted cupboard units with granite effect work surface. UPVC door and window to rear elevation. Space for tumble dryer. Plumbing for washing machine and dishwasher. Radiator. Tiled flooring.



DINING ROOM

Dimensions: 9' 10" x 11' 9" (2.99m x 3.58m). UPVC French doors to rear elevation. Radiator. Wood effect flooring.

LIVING ROOM

Dimensions: 11' 9" x 20' 10" (3.58m x 6.35m). UPVC window to front elevation. UPVC sliding doors to rear elevation. Two radiators. Open fire with marble hearth.

CONSERVATORY

Dimensions: 21' 5" x 9' 4" (6.52m x 2.84m). Of UPVC construction with a brick base and a polycarbonate roof. Radiator. Electric heater. UPVC front door to side elevation. Wood effect flooring.





LANDING

Dimensions: 14' 7" x 6' 7" (4.44m x 2.01m). Two UPVC windows to front elevation. Airing cupboard housing gas fired central heating boiler.

PRINCIPAL BEDROOM

Dimensions: 12' 3" x 14' 2" (3.73m x 4.31m). UPVC window to rear elevation. Radiator.

BEDROOM TWO

Dimensions: 9' 8" x 14' 2" (2.94m x 4.31m). UPVC window to rear elevation. Radiator. Wood effect flooring.

BEDROOM THREE

Dimensions: 9' 1" x 14' 2" (2.77m x 4.31m). UPVC window to rear elevation. Radiator. Two double built-in wardrobes.

BEDROOM FOUR

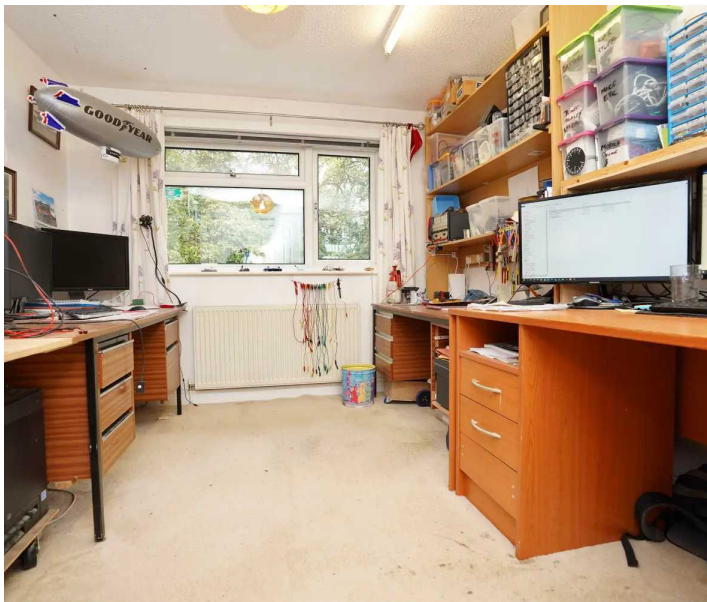
Dimensions: 9' 2" x 8' 2" (2.79m x 2.49m). UPVC window to front elevation. Radiator. Wood effect flooring.

BATHROOM

Dimensions: 6' 5" x 9' 2" (1.95m x 2.79m). Fitted with a five piece suite comprising panelled bath with mixer shower attachment, low level WC, pedestal wash hand basin, bidet, and corner shower cubicle with independent shower over. Obscure UPVC window to front elevation. Tiled surrounds. Wood effect flooring. Chrome heated towel rail.

EXTERNAL

The property benefits from a large frontage with a driveway providing parking as well as lawned gardens, shielded by trees. Access to the side of the property leads to the rear garden which is enclosed by a mix of hedging and fencing measuring approximately 50' 0" x 52' 11" (15.25m x 16.13m), primarily lawned with a patio area. Within the garden is a timber shed, external cold water tap and lighting.





GARAGE

Dimensions: 16' 10" x 18' 1" (5.13m x 5.51m). One up and over door to front elevation. Power & lighting. Personal door to workshop.

WORKSHOP

Dimensions: 8' 11" x 14' 3" (2.72m x 4.34m). Of single skin construction with power and lighting. Internal door to kitchen, door to porch area and garage.

TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is E.

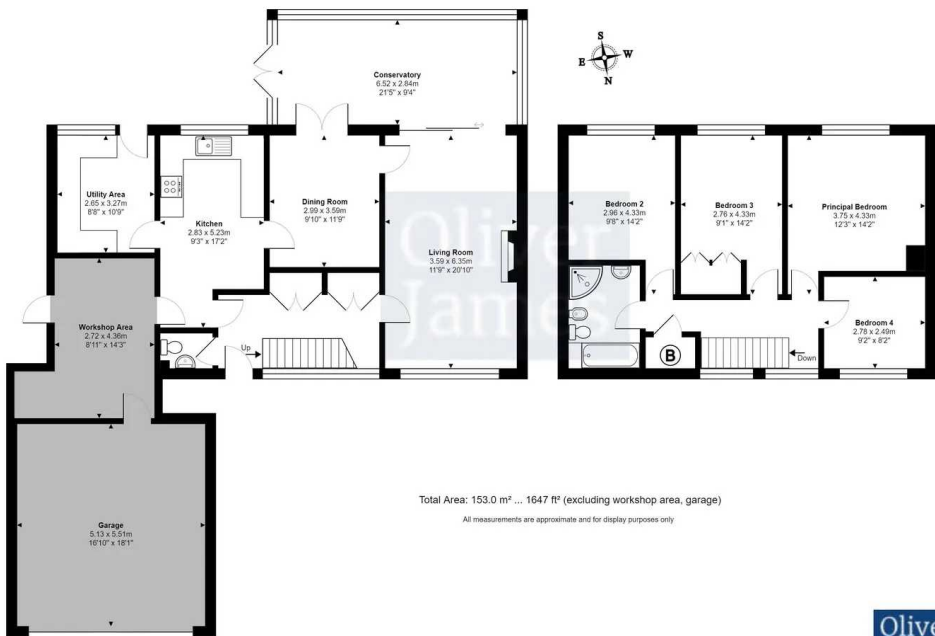
AGENTS NOTES

These particulars whilst believed to be correct at the time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





Total Area: 153.0 m² ... 1647 ft² (excluding workshop area, garage)

All measurements are approximate and for display purposes only





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