



50 Thornton Way, Girton, Cambridge, CB3 0NJ

Guide Price £550,000 Freehold



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## A 3 BEDROOM DETACHED HOUSE REQUIRING UPDATING AND ENJOYING A LOVELY POSITION IN THIS POPULAR VILLAGE CLOSE TO CAMBRIDGE.

50 Thornton Way occupies an excellent corner position and the house is a well proportioned 1950s detached property which requires updating. In a little more detail it comprises on the ground floor, entrance hall with stairs to first floor, shower room with low level wc, 'L' shaped lounge/dining room with triple aspect and gas flame effect fire and door to garden. The kitchen/family room has been extended at the rear and has a range of units with part vaulted and glazed ceiling with lovely bay window overlooking the rear garden and double doors to the patio. Upstairs there are three good sized bedrooms and bathroom with shower over the bath and wc.

At the front of the house there are gardens with flower and shrub beds. The driveway provides parking and access to the garage with up and over door, personal door to rear and two adjoining brick stores. The side garden leads to the rear of the house which has a patio area, lawn and well stocked flower and shrub beds.

### AGENTS NOTE

The rear garden extends to the red marker stakes.

Beyond the stakes is a building plot with planning permission for a 3 bedroom property (Ref: S/1601/18/FL)

A new close boarded fence will be erected by the buyer of the building plot.

The property is edged blue on the attached plan and for reference the plot is edged red.

### LOCATION

Thornton Way is located at the City end of the village just off Huntingdon Road and forms part of a very popular established residential area just to the north west of Cambridge. There are local shops on Thornton Road with primary schooling available in the village or at the new University of Cambridge Primary School. There is secondary schooling at Impington Village College. The village offers a church, recreation ground and two public houses.

### TENURE

Freehold

### SERVICES

Mains water, electric and drainage are connected to the property

### LOCAL AUTHORITY

South Cambridgeshire District Council

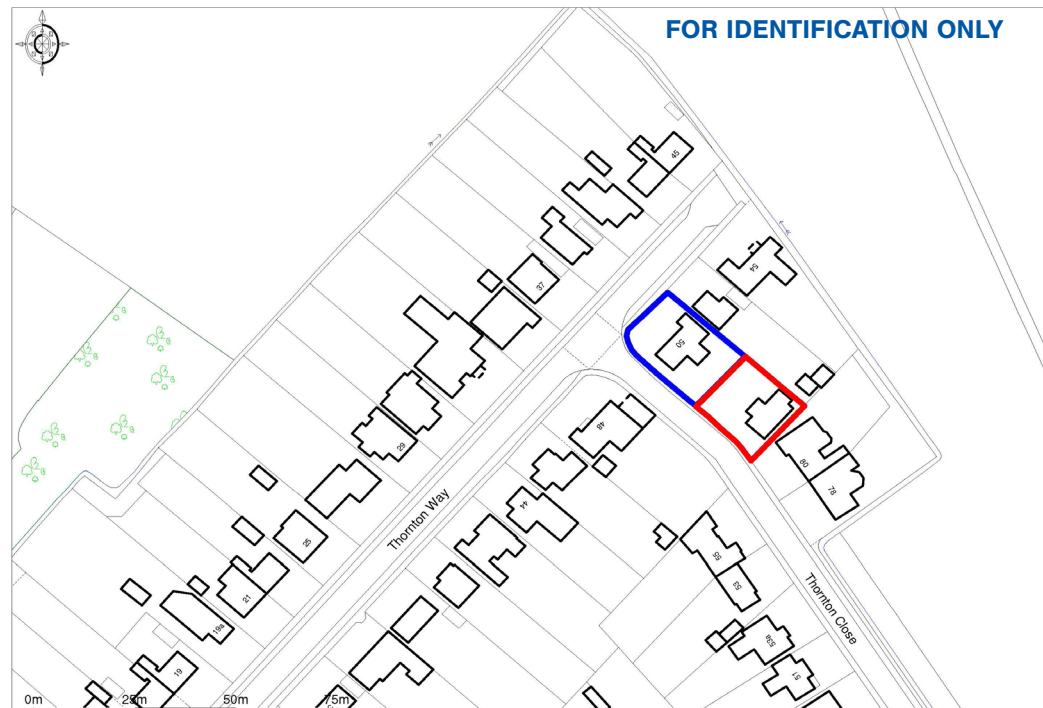
Dukes Court, 54/64 Newmarket Road, Cambridge, CB5 8DZ

### FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest

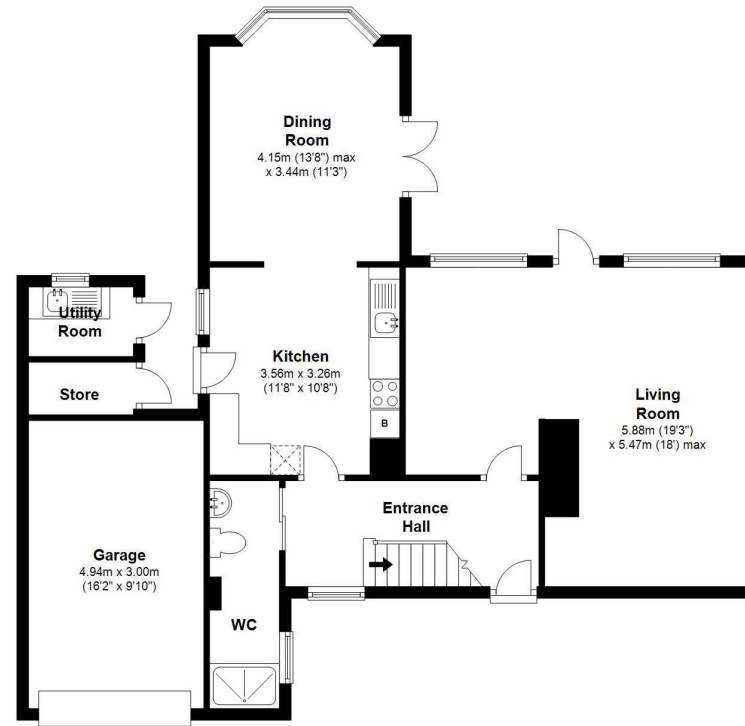
### VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



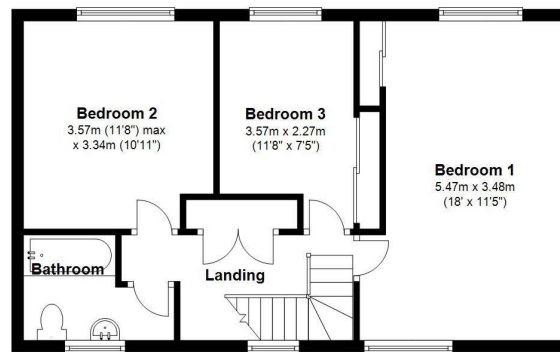
### Ground Floor

Approx. 85.8 sq. metres (923.2 sq. feet)



### First Floor

Approx. 50.6 sq. metres (544.1 sq. feet)



Total area: approx. 136.4 sq. metres (1467.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All plans are not to scale and are for identification purposes only.



