



**16 GRANGE ROAD**  
Duxford

**Carter Jonas**

## 16 GRANGE ROAD, DUXFORD, CAMBRIDGE, CB22 4QE

- Cambridge - approx. 8 miles
- Saffron Walden - approx. 7 miles
- Whittlesford Parkway Railway Station - approx. 2 miles
- Royston Railway Station - approx. 8 miles

Reception lobby & hall • Open-plan sitting room & dining room • Kitchen/breakfast room • Cloakroom • 4 Bedrooms • Large bathroom • Delightful gardens • Garage & parking for 3-4 cars • EPC rating D

### DESCRIPTION

Occupying a lovely position with wonderful views on the outskirts of the village, 16 Grange Road is an attractive, spacious and bright 1920s house which has been extended by the current owner and now offers over 1200sqft of very well-presented accommodation.

On the ground floor, there are 2/3 reception rooms including a sitting and dining room across the back of the property, opening to the terrace and garden, a separate study/family room, a kitchen/breakfast room, also opening to the terrace and a cloakroom.

On the first floor are three double bedrooms, a fourth single bedroom and a good-size bathroom with both panelled bath and shower cubicle. All of the bedrooms have fitted wardrobes and have recently been re-decorated and re-carpeted.

### OUTSIDE

The property is approached over a large driveway providing parking for 3-4 cars and giving access to the garage. There is also an attractive, raised shrub bed to the front of the house.

**AN ATTRACTIVE, FOUR BEDROOM SEMI-DETACHED HOME SITUATED IN A LOVELY LOCATION ON THE OUTSKIRTS OF THIS POPULAR AND WELL-SERVED SOUTH-CAMBRIDGESHIRE VILLAGE.**



The rear gardens are surprisingly large and back onto open fields. They are mainly laid to lawn with attractively planted shrub and flower borders. There is a large paved terrace to the back of the house, perfect for secluded alfresco dining etc.

#### LOCATION

Duxford is a delightful and popular village situated between Cambridge and the pretty market town of Saffron Walden. There are excellent local amenities including a village shop, a primary school, a church and two public houses. There is also a newly opening deli/café and the recently renovated Duxford Lodge hotel and restaurant. Duxford Air Museum is a short distance away, ideal for family day's out and the village offers excellent commuter links via road (M11 and A11) and also via rail both into London Kings Cross and Liverpool Stations as well as to Saffron Walden and Cambridge. Addenbrookes Hospital and the various bio-medical campuses are a short and easy drive away.

#### ADDITIONAL INFORMATION

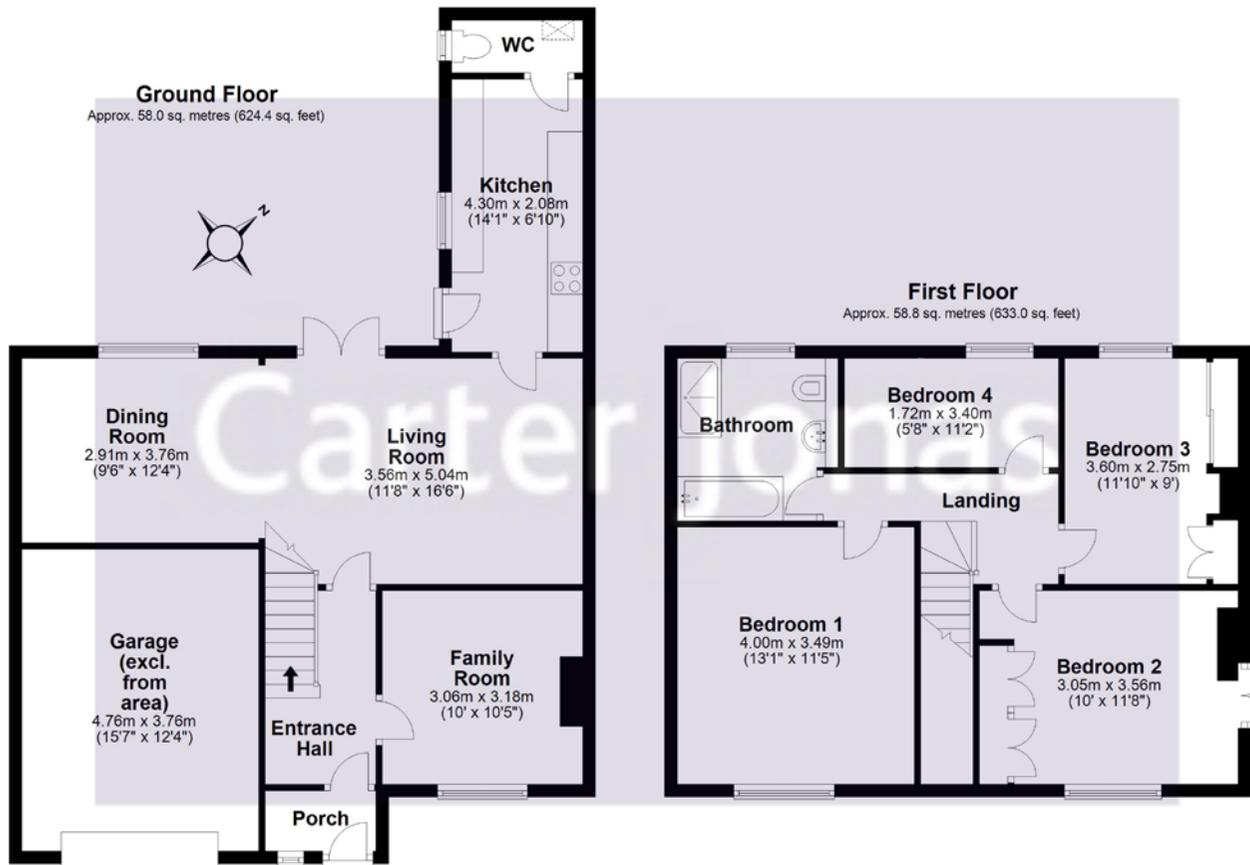
**Tenure:** Freehold

**Services:** Mains water, gas, electricity and drainage

**Local Authority:** South Cambridge District Council

**Viewings:** Strictly by appointment with the Selling Agents  
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Total area: approx. 116.8 sq. metres (1257.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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