



**11 Station Road West,**  
Whittlesford, Cambridge, CB22 4NL  
**Guide Price £650,000**



Detached chalet style home have been converted from a bungalow to offer 4/5 bedrooms and spacious family accommodation, with double garage , good sized rear garden, double glazing, gas central heating, utility, ensuite, study and separate reception rooms. Located close to Cambridge and only 5 minutes' walk from the mainline railway station to London/Cambridge and a 5-minute drive to the M11 Junction and Duxford Air Museum.



## Hallway

Double glazed entrance door and side windows. Two radiators. Coved ceiling with two light points and 3 wall light points. Stairs to first floor with understairs storage cupboard. Central heating thermostat.

## Living Room - 7.26m x 3.58m (23'10" x 11'11")

Double glazed window to the front aspect. Ceiling light point and 4 wall light points. Radiator. TV point. Telephone point. Spotlights. Electric 'Coal effect' fireplace.

## Study/ Bedroom 5 - 3.78m x 3.45m (12'5" x 11'4")

Double glazed window to the front aspect. Radiator. TV point. Telephone point. Ceiling light point.

## Dining Room - 4.98m x 3.45m (16'4" max x 11'4")

Double glazed window to the rear aspect Radiator. Coved ceiling with light point. TV point. Two wall light points. Dimmer switch.

## Bathroom - 3.45m x 3.28m (11'4" x 10'9")

Double glazed window to the side aspect. Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Corner shower cubicle. Tiled floor. Tiled splash areas. Built-in cupboard unit with mirror. Heated towel rail./

## Kitchen/Breakfast Room - 5.99m x 3.66m (19'8" x 12'0")

Range of units at base and wall level with roll edge work surfaces over. One and a half bowl sink with mixer tap. Double glazed window to the rear aspect Double glazed door and window to the side aspect. Tiled splash areas. Spotlights to ceiling. Space and plumbing for dish washer. Space for free standing oven. Space for fridge. breakfast bar. Storage cupboards and arched display recesses to one wall. Radiator. Ceiling light point. Multi-paned door to Utility.

## Utility Room - 3.07m x 2.21m (10'0" x 7'3")

Wall mounted Ideal Logic gas fired boiler serving central heating and hot water.. Work surfaces with a stainless-steel sink with mixer tap. Space and plumbing for automatic washing machine. Space for freezer. Further spaces for appliances. Tiled floor. Fluorescent strip light. Radiator. Double glazed door and window to the rear garden



## Landing

Ceiling light point. Double glazed skylight window to the rear aspect.

## Bedroom 1 - 4.57m x 3.45m (15'0" max x 11'4")

Reduced height sloping ceiling. Double glazed window to the front aspect. Dimmer switch. TV and telephone points. Radiator. Ceiling light point. Opening to ensuite.

## Ensuite Shower Room. - 2.24m x 0.99m (7'4" x 3'3")

Double glazed window to the side aspect. radiator. Tiled splash areas. low level WC. Wash basin in vanity unit. Mirror. Ceiling light point. Shower cubicle with Triton Electric Shower. Shaver socket.

## Bedroom 2 - 3.73m x 3.68m (12'3" x 12'1")

Double glazed window to the rear aspect. Radiator. Ceiling light point. TV point. Dimmer switch.

## Bedroom 3 - 4.65m x 3.45m (15'3" x 11'4")

Double glazed window to the front aspect. Access to loft space. Dimmer switch. Wardrobe alcove with hanging rail. Radiator. Spotlight.

## Bedroom 4 - 3.66m x 2.77m (12'0" x 9'1")

Double glazed window to the rear aspect. Radiator. Dimmer switch and ceiling light point.

## Outside

Lawned front garden with block paved driveway providing off road parking. There is a double detached garage with electric doors, power, light, eaves storage and personal door to the side. Construction has been commenced on a garage extension/store but requires completing. The property has access to the side leading to the rear garden which is well landscaped with crazy paved patio with steps up to formal lawn, decking, garden shed, meter cupboards, mature shrubs and is enclosed and private.

## Notes

NO ONWARD CHAIN

Local Council is South Cambridgeshire District Council.

Council Tax Band is E.

No easements, wayleaves or rights of way

No flooding reported by vendor

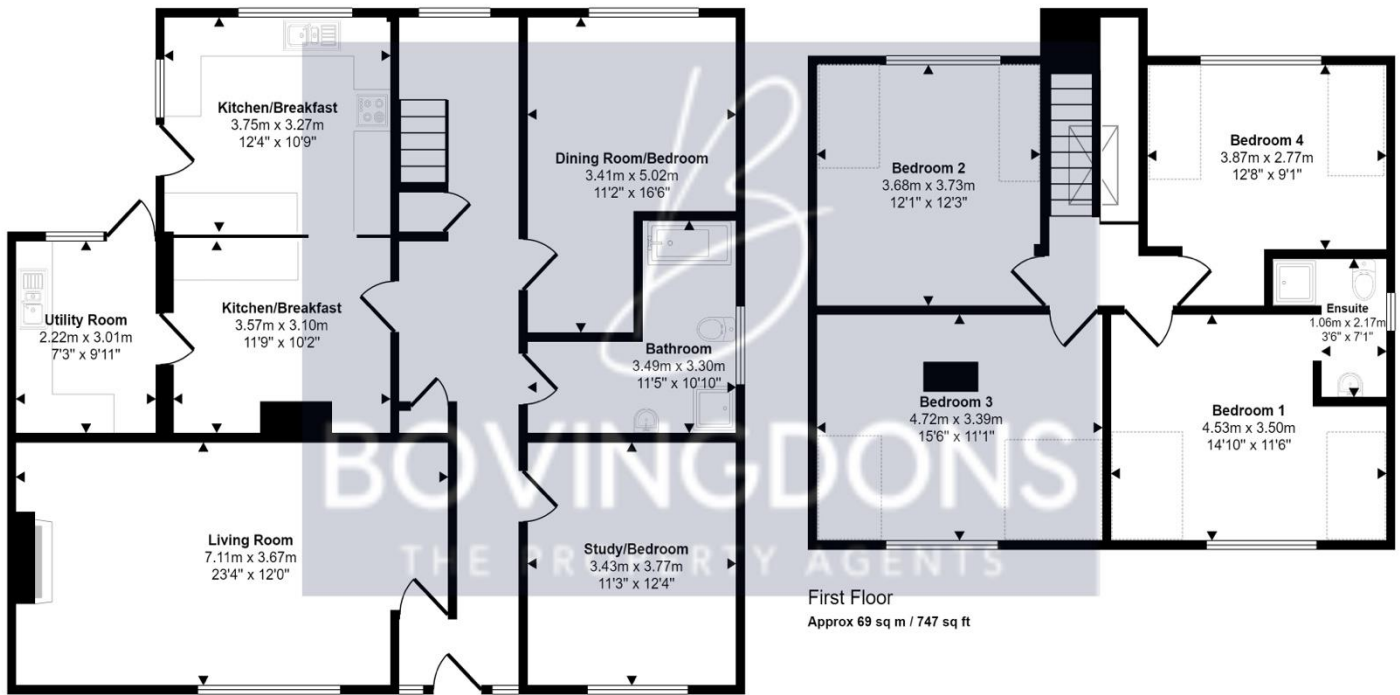
All mains services







Approx Gross Internal Area  
184 sq m / 1980 sq ft



Ground Floor  
Approx 115 sq m / 1233 sq ft

First Floor  
Approx 69 sq m / 747 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

41a High Street, Soham, Cambs CB7 5HA  
Tel: 01353 725723.

Email: [info@thebovingdons.co.uk](mailto:info@thebovingdons.co.uk)

<https://www.thebovingdons.co.uk>