



JAMIE WARNER  
— ESTATE AGENTS —



## 29 Streetly End, West Wickham, Cambridge, CB21 4RS

Guide Price £260,000

- Two Bedrooms
- Garden Room
- Oil Fired Central Heating
- Popular Cambridgeshire Village
- Spacious Sitting Room
- Modern Bathroom Suite
- Off-Road Parking
- Attractive Fitted Kitchen
- Double Glazing
- Views Over Open Countryside

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## 29 Streetly End, Cambridge CB21 4RS

The property boasts a low-maintenance and secluded rear garden, offering breathtaking views of the picturesque Cambridgeshire countryside. Paved and enclosed by timber fencing and a mature hedgerow, the garden provides a peaceful outdoor area. Additionally, there is a timber garden shed and an outdoor tap. A picket fence with a gate leads to a side garden partially laid with hardstanding and hedging. The oil tank sits alongside the front fencing, with a gated entrance providing access to the front. The front garden, enclosed by charming picket-style fencing, welcomes you with a pathway leading to the entrance door. The remaining front area is stylishly adorned with shingle.



Council Tax Band: C



### Streetly End, West Wickham

About twelve miles from the historic University City of Cambridge and with convenient access to Newmarket, Saffron Walden and Haverhill, Streetly End is an ideal location from which to enjoy access to a rural environment without feeling isolated. Cambridge is a shopping, cultural and recreational centre in its own right with a commute from the city's station to London taking from 45 minutes. Streetly End is also handy for the A11, M11 and Whittlesford Parkway station.

#### Entrance Hall

Radiator, entrance door, door to:

#### Kitchen

6'8" x 14'7"

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted eye level electric fan assisted oven range, built-in ceramic hob, window to rear, floor mounted oil-fired boiler serving heating system and domestic hot water, door to:

#### Garden Room

9'2" x 6'4"

Window to side, window to rear, double door.

#### Sitting Room

13'4" x 11'4"

Window to front, feature living flame effect fireplace with timber surround and marble hearth, two radiators, open plan, door to:

#### Bedroom 1

9'7" x 12'0"

Window to front, radiator, door to Storage cupboard, door to:

#### Bedroom 2

8'6" x 6'8"

Window to rear, door to Storage cupboard.

#### Bathroom

Fitted with three piece suite comprising panelled bath with independent electric over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, heated towel rail, window to rear, tiled flooring.

#### Outside

The property enjoys a low maintenance and private rear garden which enjoys stunning views over rolling Cambridgeshire countryside. The garden is laid with paving and enclosed by timber fencing and a mature hedgerow to the rear. boundary. There is a timber garden shed and outside tap. A picket fence with gate leading into a side garden which is partially laid with hardstanding and hedging. The oil tank is situated along side the fencing which

has a gated giving access to the front. The front garden is enclosed by picket style fencing an a gate opens onto a pathway leading to the entrance door. The remaining front area is laid with shingle.

### Viewings

By appointment with the agents.

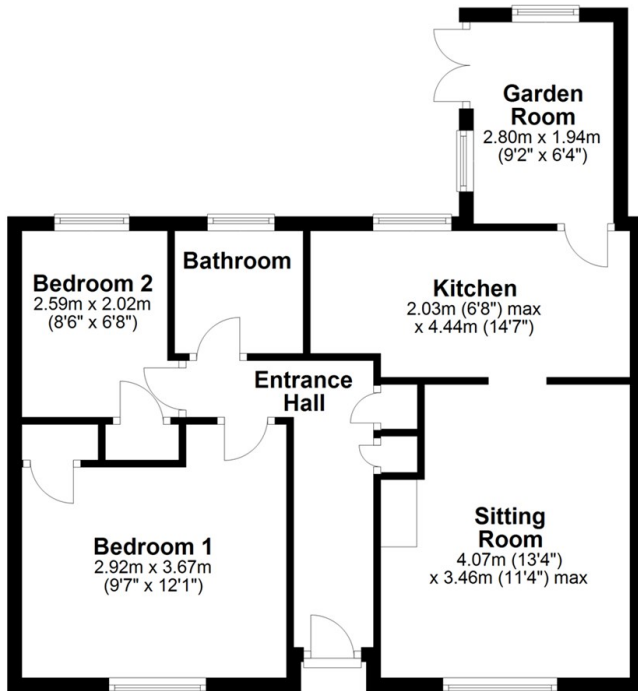
### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





**Ground Floor**  
Approx. 57.4 sq. metres (618.2 sq. feet)



Total area: approx. 57.4 sq. metres (618.2 sq. feet)



**Viewings**

Viewings by arrangement only. Call 01440 712221 to make an appointment.

**Council Tax Band C**

A

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