



49A LONGSTANTON ROAD
Oakington, Cambridge

Carter Jonas

49A LONGSTANTON ROAD, OAKINGTON, CAMBRIDGE, CB24 3AB

- Cambridge City Centre - approx. 6 miles
- Access to A14 & all main routes - approx. 3.6 miles

Detached family home • 3 Good bedrooms & en-suite shower room to master • 3/4 Reception rooms • Double glazing • Detached garage • Enclosed paved garden areas • Off-road parking • EPC rating D

DESCRIPTION

The property offers versatile accommodation which has been improved by the current owners enabling most flexible use depending on personal requirements, enjoying natural light and a popular village location.

The ground floor comprises; entrance hall, cloakroom, study, dining room, sitting room, garden room and kitchen.

On the first floor, landing, three bedrooms, built-in wardrobes, master with En-suite shower and bathroom, exposed wooden flooring.

OUTSIDE

Front garden providing off road parking, detached garage, adjacent utility area, gated pedestrian access leading to rear gardens being predominantly paved having established flower beds, borders, trees and shrubs offering privacy.

A SPACIOUS NON-ESTATE EXTENDED DETACHED PROPERTY BEING WELL LOCATED WITHIN THIS MOST POPULAR OF VILLAGES WITH NO ONWARD CHAIN.



LOCATION

The popular village of Oakington is situated about 6 miles north-west of Cambridge, just a few minutes drive from the A14 dual carriageway which is one of the region's main commuter routes. Providing an ideal family living environment, the village offers a good range of local facilities such as village stores, post office, pub, sports ground, pavilion, tennis courts and playground etc. There is also a very good primary school and pre-school within the village and secondary education at Impington Village College. The village has a stop on the guided bus route leading to the Science and Business Parks, the city centre and train station with London-bound trains.

ADDITIONAL INFORMATION

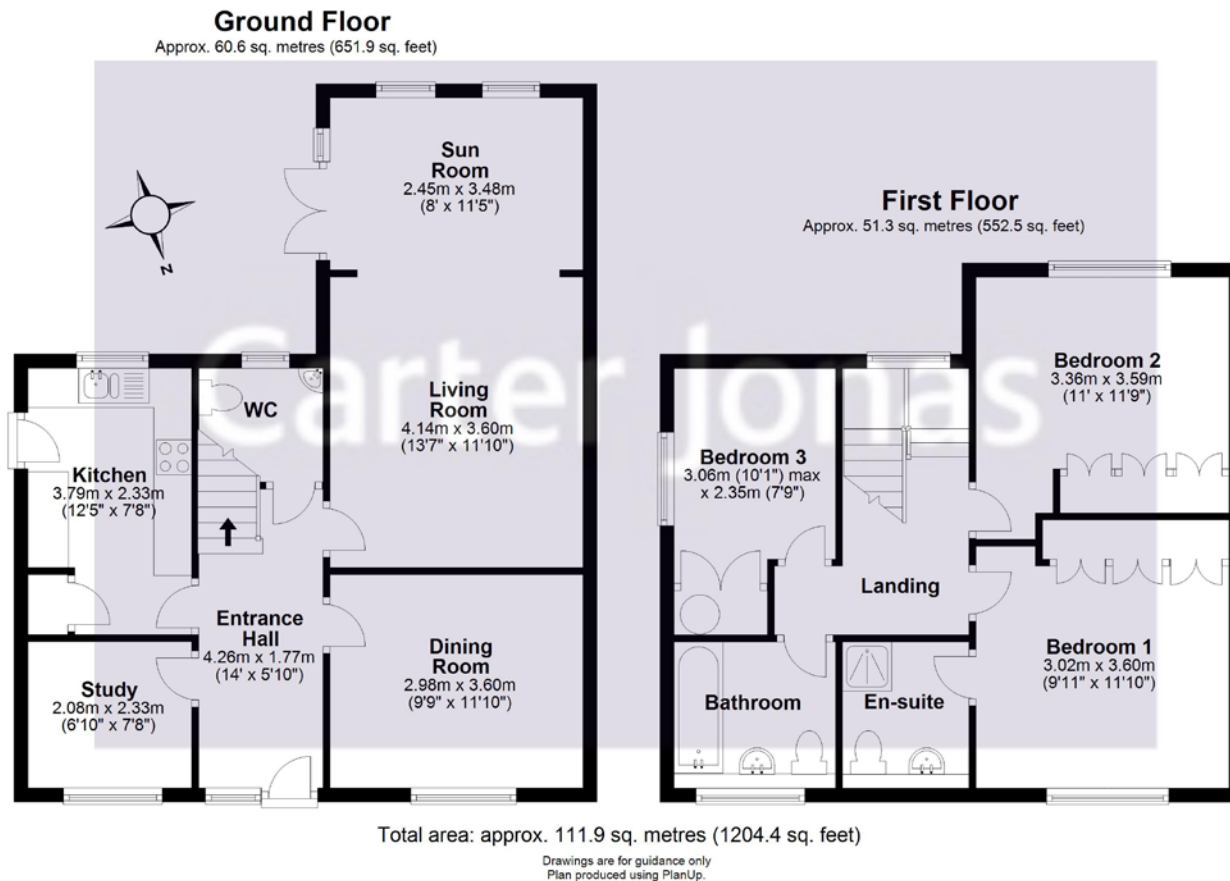
Tenure: Freehold

Services: Mains gas, electricity & water

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 472011





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cambridge North 01223 472011
cambridgenorth@carterjonas.co.uk
1 Histon Road, Cambridge, CB4 3BF

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.