





## GREENFORD CLOSE, ORWELL, ROYSTON, HERTS, SG8 5QA

- Cambridge City Centre - approx. 8 miles
- Royston - approx. 7 miles
- Meldreth Railway Station - approx. 4 miles
- M11 (Junction 12) - approx. 6 miles

Large sitting room with inglenook fireplace • Dining room • Family room/snug • Kitchen/breakfast room • Utility room • Cloakroom • Detached double garage & parking for 4/5 cars • Secluded gardens with summer house • EPC rating D

### DESCRIPTION

4 Greenford Close is a Potton home built in 1984. It was purchased by the current owners in 1995 and have made some changes since then, to create a very flexible and free flowing space, perfect for modern family living.

There are two lovely reception rooms, both with fireplaces fitted with woodburners, and a cosy family room/snug with doors to the garden. This leads through to the kitchen/breakfast room with good range of laminate units with Minerva worksurfaces, integrated appliances including Neff oven and microwave, Neff induction hob and extractor, fridge and Bosch dishwasher. There is also a utility room with space and plumbing for washing machine and space for upright fridge/freezer.

On the first floor is a galleried landing, four bedrooms (three with fitted wardrobes) and two bathrooms, both with bath and shower. The property is immaculately presented throughout and is the ideal family home to move straight into.

**AN ATTRACTIVE FOUR-BEDROOM FAMILY HOME IN EXCLUSIVE CUL-DE-SAC CLOSE TO THE CENTRE OF ONE OF THE MOST POPULAR SOUTH-CAMBRIDGESHIRE VILLAGES.**





## OUTSIDE

The property is approached over a brick paved in-and-out driveway providing parking for at least 4 cars and giving access to the detached double garage with up and over door. The front garden is mainly laid to lawn and enclosed by mature hedging with planted beds and borders. The rear garden is nicely secluded and has the benefit of a south-west orientation. It is mainly laid to lawn with a brick paved terrace, ideal for al-fresco dining etc and mature planted borders. There is a greenhouse, compost area, summer house and workshop.

## LOCATION

Orwell is a pretty and thriving rural village situated in a lovely, countryside location between the university city of Cambridge and the market town of Royston. There are excellent amenities in the village including a convenience store/post office, a public house and a hairdressers along with a primary school, all within walking distance of the property. Further facilities can be found in the neighbouring villages of Barrington and Meldreth. Secondary schooling is available at Bassingbourn and Comberton Village Colleges, with a daily bus service to both. There is also a regular bus service to Cambridge. For those needing to commute by road or rail, there is a mainline rail service available from Royston (London Kings Cross 37 mins) and Meldreth (Cambridge 15 mins) along with easy access to the M11 and A1. There are also wonderful, woodland walks in the area up and across the rolling hills and over to the Wimpole Estate.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330





## Greenford Close

Approximate Gross Internal Area = 2101 sq ft / 195.1 sq m  
(Excluding Reduced Headroom / Eaves / Void)

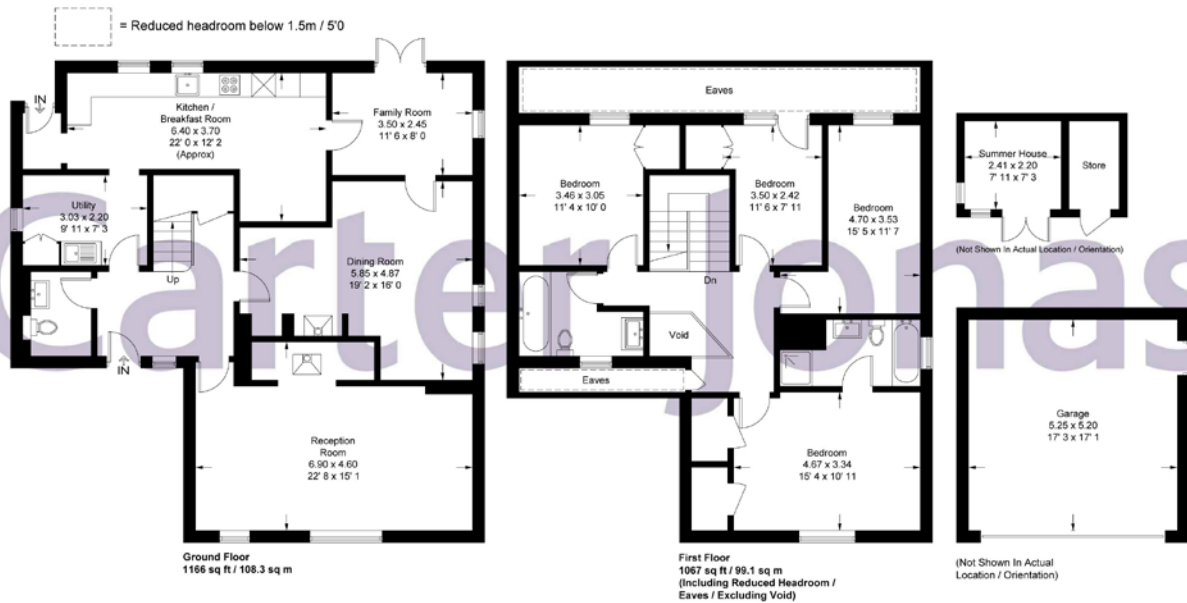
Reduced Headroom / Eaves = 132 sq ft / 12.3 sq m

Summer House = 57 sq ft / 5.3 sq m

Store = 29 sq ft / 2.7 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 2614 sq ft / 242.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)		6.5	7.5
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

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