

**ENTRANCE HALLWAY** Radiator, stairs rising to first floor, door to living room.

**LIVING ROOM** 14' 4" x 13' 3" (4.37m x 4.04m) Double glazed window to front, under stairs storage cupboard, radiator, gas fire with timber surround, door to kitchen/diner.

**KITCHEN/DINER** 17' 7" x 9' 1" (5.36m x 2.77m) Double glazed window to rear, French doors leading to conservatory, range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash backs. Stainless steel sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, built in oven.

**CONSERVATORY** 17' 5" x 7' 1" (5.31m x 2.16m) Double glazed and brick built, double glazed French doors to garden.

**FIRST FLOOR LANDING** Airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

**BEDROOM ONE** 11' 6" x 10' 10" (3.51m x 3.3m) Double glazed window to front, radiator.

**BEDROOM TWO** 10' 11" x 9' 2" (3.33m x 2.79m) Double glazed window to rear, radiator, built in wardrobe with shelving and hanging.

**BEDROOM THREE** 7' 3" x 6' 7" (2.21m x 2.01m) Double glazed window to front, radiator, built in wardrobe with shelving and hanging.

**SHOWER ROOM** Obscured double glazed window to rear, w.c, hand basin, tiled shower cubicle with chrome fitting, extractor fan, radiator.

**GARDENS AND PARKING** To the front of the property is a landscaped garden overlooking a small green. The rear garden is laid mainly to lawn, enclosed by fencing, paved patio area, outside tap and gated access leading to the rear with driveway and garage with up and over door, power and light connected.

**LOCATION** Cottenham is found about 7 miles (11.27 kilometres) north from Cambridge and 11 miles (17.7



kilometres) south-west of Ely.

**VILLAGE INFORMATION** Cottenham is one of the largest villages in Cambridge with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village.

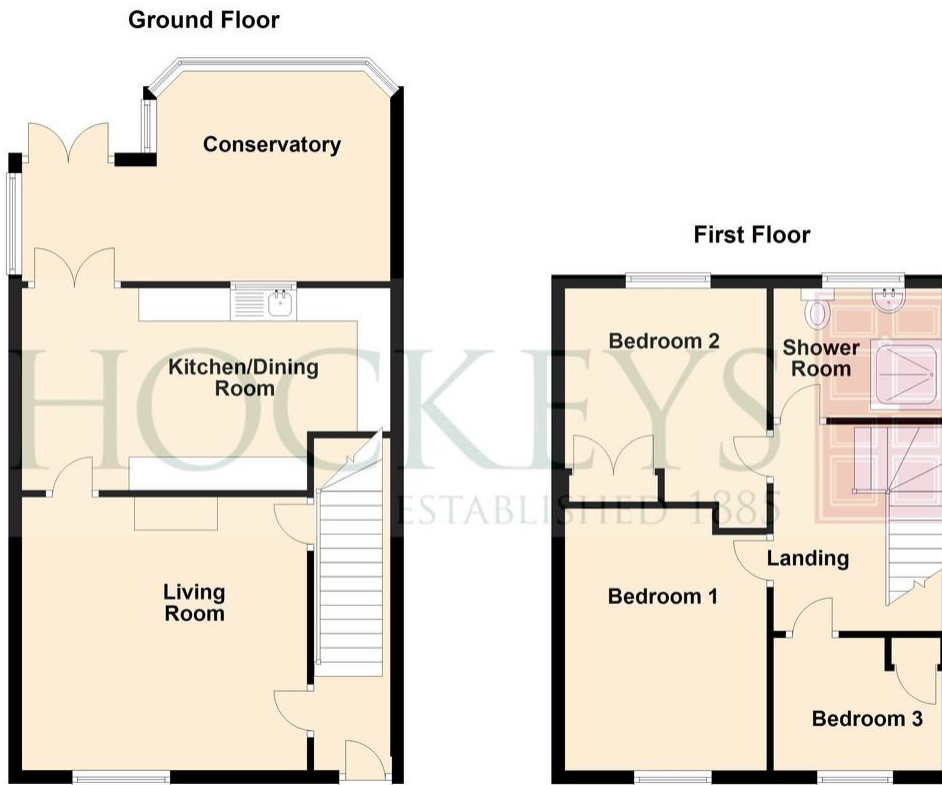
Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely.

Cottenham Primary School is located on Lambs Lane and Cottenham Village College provides both secondary schooling and a sixth form, as well as adult learning classes and numerous after school events. Facilities include a gym, sports hall, tennis courts and sports field which are commonly used by the local community.

**FACILITIES** Cottenham has a broad range of amenities including two doctors surgeries, a dental surgery, a library, mini supermarket, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, a village hall to name a few.

There are three pubs in the village The Hop Bind – an old former coaching inn showing sporting events and offering pool and darts with a heated beer garden. The Waggon & Horses – a small, old-fashioned pub down one of Cottenham's back streets and The Chequers – a pub and restaurant focusing on Italian food and baked pizza. There is also an award-winning Indian restaurant and take away.





29 Wilkin Walk, Cottenham

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29 Wilkin Walk, Cottenham, Cambridge,  
CB24 8TS

Offers In Excess Of £285,000 Freehold

A well presented and spacious, three bedroom home which is situated overlooking a pleasant green, a short walk to the many amenities offered within this sought after village. The property benefits from having a generous living room, open plan kitchen/dining room which extends into a useful conservatory. There are three bedrooms and a modern shower room on the first floor. The garden is private and leads to a garage and parking at the rear.



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