



30 Arcadia Gardens  
Oakington, Cambridge, CB24 3AJ

**Guide price £375,000**



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- A good sized garden with views over paddock land
- Total living space 991 sq. ft.
- Planning permission granted to extend - 22/03391/HFUL
- Garage and driveway

An extended 3 bedroom semi-detached family home with a conservatory, good size garden with views over a paddock, a garage and a driveway.

Planning permission has been granted for a single storey front extension and part single storey and two storey rear extension - 22/03391/HFUL

The ground floor includes a hallway and cloakroom with WC, a good size living/dining room with a wood burning stove and a pitched roof uPVC conservatory. The kitchen is modern with refitted cupboards, solid wood worktops, a built-in electric hob, oven, extractor hood and a door to the side.

On the first floor are three bedrooms, two of which are doubles and there are built-in wardrobes in bedroom 1 and bedroom 3. There is a refitted family bathroom with a shower over the bath.

The driveway has space for two





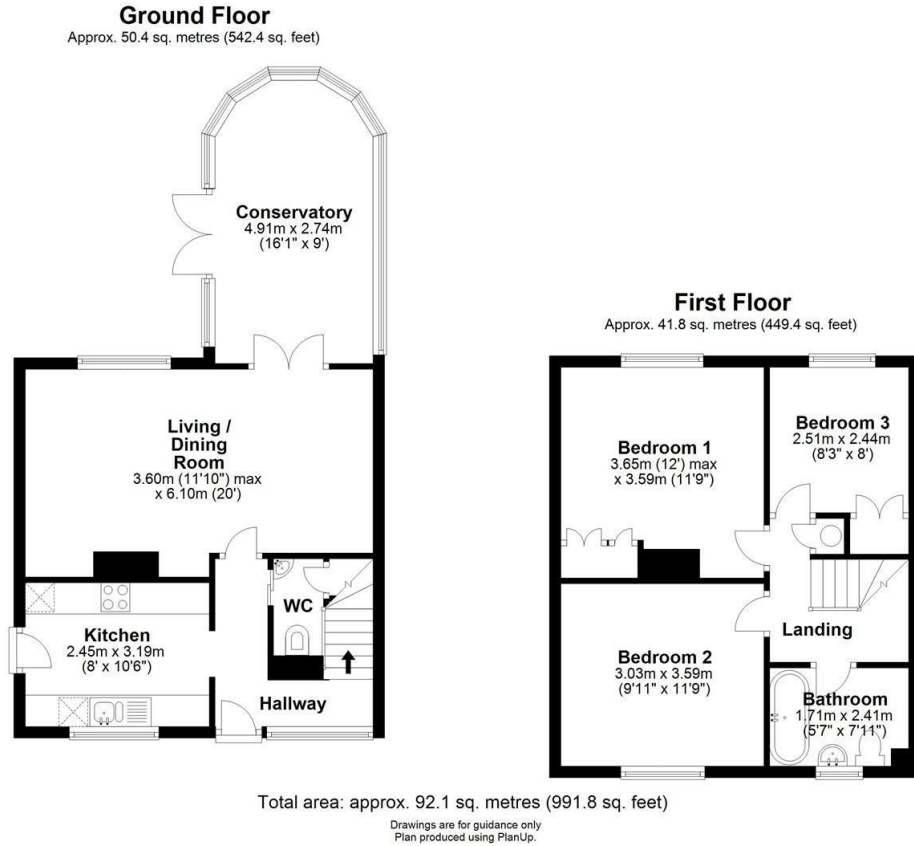
vehicles and leads to a detached garage. There is a side gate which leads to the fully enclosed rear garden, which is predominantly laid to lawn, with fruit trees, a patio area and a shed.

Oakington is a small but well-served and popular village. It has a shop and pub as well as a thriving community and a large recreation ground. There is a primary school and secondary education is nearby at Impington Village College. It sits between Girton Histon and Cottenham which all offer plenty of additional facilities. The A14 is just a few minutes drive providing good commuter links.

Arcadia Gardens is a popular and quiet cul-de-sac off Water Lane in Oakington. A short distance from the guided bus route. SAT NAV: CB24 3AJ What3words: [///grid.stall.plugs](https://www.what3words.com/#!/grid.stall.plugs)



## Floor Plan



## Area Map



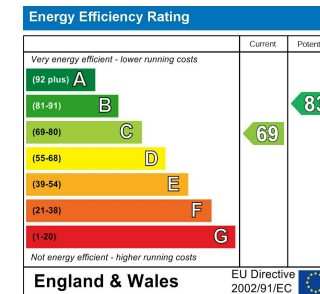
## Viewing

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

## Tenure

Tenure: Freehold  
Council tax band: C

## Energy Efficiency Graph



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