



CHERRY ORCHARD | OAKINGTON

Impressive 5 Bedroom Executive Family Home

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£2,500 Per Month

FEATURES

- Walking distance to Guided Busway giving superb access to the Centre of Cambridge
- Extended to the rear offering a Stunning Kitchen/Dining Area perfect for entertaining
- Three Generous Reception Rooms
- Easy Access to M11/A14
- Walking distance to Oakington C of E Primary School
- Bar Hill Tescos 3.1 miles (google maps)
- Ideal for Cambridge Professionals and USAF Personnel
- Virtual 3D Tour Available

DESCRIPTION

AVAILABLE NOW - Outstanding Five bedroom detached family home available to rent in the popular village Cambridgeshire village of Oakington, with excellent access to the A14 & local amenities close by.

The ground floor of the property features limestone flooring with underfloor heating throughout and a large open plan kitchen dining room which benefits from air conditioning. The kitchen includes washing machine, dryer, integrated dishwasher, microwave, two fridges, freezer, oven & hob. Family room with patio doors leading to rear garden. Further sitting room & WC.

The first floor features principal bedroom with air conditioning, built in wardrobes and en-suite to include jacuzzi bath and separate shower. Additional double bedroom with built in wardrobes. Three further double bedrooms with built in storage. Family bathroom with bath and separate shower.

Private rear garden. Driveway parking. Double garage. Gas Central Heating. Unfurnished. Pets may be considered.



ACCOMMODATION









Total area: approx. 279.2 sq. metres (3005.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

01638 750241

Council Tax Band : F

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		