



Willow Way, Hauxton Cambridge
Offers Over £535,000 Freehold

**Sharman
Quinney**

Key Features



- Spacious and light filled
- Modern kitchen / diner plus utility room
- Four generous bedrooms
- Downstairs shower room and upstairs bathroom
- Enclosed rear garden

The ground floor features an inviting entrance hall leading to a contemporary living room, filled with natural light. The modern kitchen/diner provides a stylish and functional space, extending into a useful lobby area with access to the utility room, which includes plumbing for a washing machine. A convenient downstairs shower room completes the ground floor.

Upstairs, there are four generously sized bedrooms, all well-proportioned, along with a sleek and modern family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn, complemented by mature trees and shrubs for added privacy. The front garden is partially laid to lawn, alongside a gravel driveway providing off-road parking for three vehicles plus access to a



reduced-length garage.

Situated in a quiet cul-de-sac, this home offers the perfect blend of comfort, style, and convenience.

Hauxton is a sought-after village in South Cambridgeshire, ideally situated just 4 miles from the centre of Cambridge. It offers excellent connectivity, with easy access to the A10, M11, and nearby Park & Ride services, making it convenient for commuters and families alike.

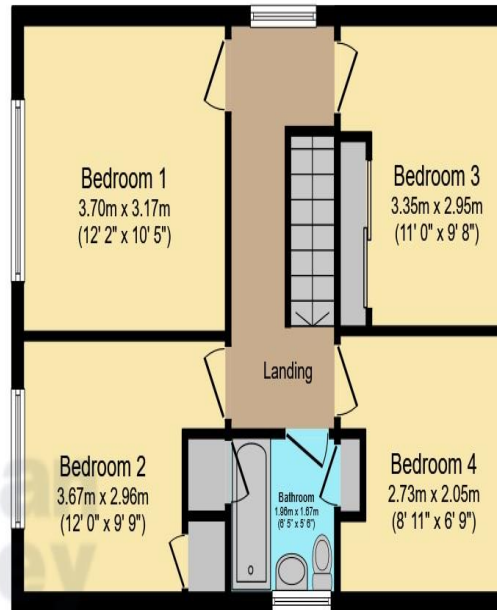
The village is within comfortable cycling distance to Addenbrooke's Hospital, one of the region's major employers, and enjoys a strong sense of community.

Hauxton boasts a well-regarded primary school, a vibrant village hall, and an excellent children's playground, making it a great choice for families. The surrounding countryside and quiet lanes also offer lovely walking and cycling opportunities.





Ground Floor



First Floor

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 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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