



Hillfield Road, Comberton, CB23 7DB

**CHEFFINS**

## Hillfield Road

Comberton,  
CB23 7DB

A well presented and extended three bedroom semi detached home with a mature secluded garden, ample driveway parking with adjacent garage. Occupying a desirable position within this sought after residential location boasting bright and airy accommodation extending to approximately 953 sq. ft. arranged over two floors.

### LOCATION

Comberton is located 6 miles to the west of Cambridge and is well placed for major routes including the A428 and M11. The village benefits from numerous amenities including village shops, post office, dentist, hairdressers, public house/restaurant, primary school, village college and is close to the Cambridge Meridian Golf Club.

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**Guide Price £400,000**





## ENTRANCE HALLWAY

With entrance door, window to the front aspect, stairs to the first floor, wood effect flooring, doors to:

## LOUNGE

With window to the front aspect, open fireplace with tiled hearth and wooden mantle.

## KITCHEN/DINER

With windows to the side and rear aspect, range of matching eye and base level units, worktop with inset double sink with drainer and mixer tap over, space for appliances including dishwasher and freezer, oven, washing machine, and fridge, under stairs storage, part tiled walls, wood effect flooring, door to side access, French doors to the garden.

## GUEST CLOAKROOM

With window to the side aspect, wash stand with inset basin with chrome mixer tap over, low level wc with hidden cistern, part tiled walls, wood effect flooring.

## FIRST FLOOR

### LANDING

With window to the side aspect, loft access via hatch, storage cupboard, doors to:

### BEDROOM 1

With window to the rear aspect, fitted wardrobes with sliding doors.

### BEDROOM 2

With window to the front aspect, fitted wardrobes with sliding doors.

### BEDROOM 3

With window to the front aspect, fitted wardrobe with sliding doors.

## FAMILY BATHROOM

With window to the rear aspect, low level wc with eco flush, panelled bath with shower over, pedestal wash basin with chrome mixer tap, heated towel rail, wood effect flooring, tiled walls.

## OUTSIDE

The front of the property benefits from driveway parking leading to the front garden with a mature hedge border and pathway leading to the entrance.

The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with a patio area, a selection of shrubs and feature flower beds, two storage sheds, external lights, an outside tap, a door to the garage with power and lighting and gated side access.



Approximate Gross Internal Area 953 sq ft – 89 sq m  
 Ground Floor Area 527 sq ft – 49 sq m  
 First Floor Area 426 sq ft – 40 sq m  
 Garage Area 137 sq ft – 13 sq m



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	77

Guide Price £400,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – South Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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