



Haslingfield Road, Harlton, CB23 1ER

**CHEFFINS**



## Haslingfield Road

Harlton,  
CB23 1ER

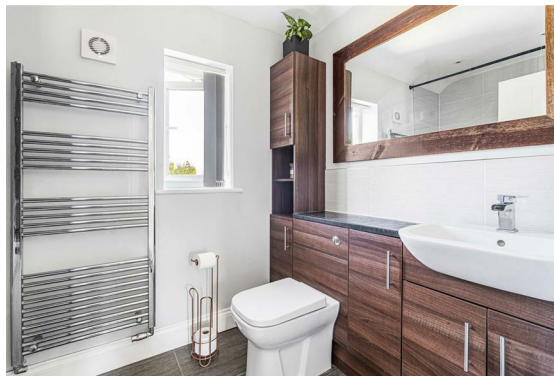
A beautifully presented and well proportioned, modernised, three storey semi detached residence with driveway and generous gardens, about 140 ft in length. In this conveniently located village about 7 miles south west of the city, convenient for local amenities as well as road and rail links.

4 2 2

**Guide Price £500,000**







## LOCATION

Harlton is a delightful rural village set in the midst of open countryside, situated close to the A10 and M11 just 8 miles south west of Cambridge. Facilities include a public house and village hall, with further amenities available in the nearby villages of Little Eversden and Haslingfield, both under 2 miles away. There are mainline train stations nearby in Foxton and Shrepreth, both of which provide direct links to London Kings Cross.

## ENTRANCE DOOR

with frosted double glazed pane leading into:

## ENTRANCE HALLWAY

staircase rising to the first floor with understairs storage cupboard housing Ideal gas fired boiler providing domestic hot water and central heating system, radiator, double glazed windows to either side.

## LIVING ROOM

double panelled radiator, double glazed window to the front.

## KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with double oven, 4 ring hob with extractor fan, fitted and concealed dishwasher, ceiling with a range of inset downlighters, double panelled radiator, double glazed window to the rear, double glazed bi-fold doors leading out to the garden.

## CLOAKROOM

fitted with white suite comprising dual flush w.c., wash hand basin with mixer tap, tiling to splashbacks, storage cupboard below, heated towel rail/radiator, ceiling with inset downlighters, double glazed and frosted window to the side.

## ON THE FIRST FLOOR

## LANDING

staircase rising to second floor, fitted double cupboard, ceiling with inset downlighters, double glazed window to the side.

## BEDROOM 2

ceiling with inset downlighters, double panelled radiator, double glazed window to the rear.

## BEDROOM 3

double panelled radiator, ceiling with inset downlighters fitted wardrobe cupboard, double glazed windows to the front.

## STUDY/NURSERY

radiator, double glazed window to the front.

## BATHROOM

fitted with white three piece suite comprising shower bath with mixer tap, shower unit above with drencher shower head and hand held rose, wash hand basin with mixer tap, dual flush w.c., fitted storage cupboards, tiled floor, ceiling with inset downlighters, extractor fan, heated towel rail, radiator, double glazed and frosted window to the rear.

## ON THE SECOND FLOOR

## LANDING

inset downlighters, double glazed Velux rooflight.

## BEDROOM 1

ceiling with inset downlighters, fitted wardrobe cupboard, double panelled radiator, feature double glazed window to the rear.

## ENSUITE

tiled shower cubicle, glazed sliding door, drencher shower head and handheld rose, wash hand basin with pillar mixer tap, storage drawers below, low level dual flush w.c., tiled floor, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the rear.

## BEDROOM 4

eaves storage cupboards, radiator, ceiling with downlighters, a pair of double glazed Velux rooflights.

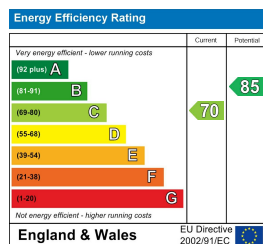
## OUTSIDE

The property sits in its own delightful gardens with gravelled driveway to the front, lawned area, gated access to the side with pathway leading to rear garden.

Rear garden has been landscaped with large paved patio area, timber storage shed, gravelled area to the rear with productive fruit and vegetable beds.







Guide Price £500,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District  
Council

**Approximate Gross Internal Area 1314 sq ft - 121 sq m**

Ground Floor Area 488 sq ft - 45 sq m

First Floor Area 466 sq ft - 43 sq m

Second Floor Area 360 sq ft - 33 sq m



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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

