



Beech Row, Hildersham, CB21 6BT

**CHEFFINS**



## Beech Row

Hildersham,  
CB21 6BT

- Scope for enlargement and modernisation (stpp)
- Generous plot
- Sought-after village location
- Backing onto open countryside
- Easy access to Cambridge & M11
- No onward chain

A semi-detached house set in a pretty and sought after village offering huge scope for modernisation and enlargement together with a generous garden and large workshop. OFFERED CHAIN FREE.

2 1 2

**Guide Price £425,000**







## LOCATION

The most desirable and picturesque village of Hildersham offers a pleasing blend of Period and more recently constructed properties and has its own fine church and village inn/restaurant. The village is conveniently located just 8 miles south of the university City of Cambridge, with a regular bus service to Addenbrookes Hospital and the City centre. There are further amenities available in the close by villages of Balsham and Linton. For the commuter there is easy access to major routes including the M11 motorway, Junction 9 (Stump Cross) and Junction 10 (Duxford). There is also a main line station at Whittlesford providing a service into Cambridge and London.

## GROUND FLOOR

### ENTRANCE HALL

Obscure glazed entrance door, double glazed window to the side aspect, staircase rising to the first floor, door to:

### SITTING ROOM

Double glazed window to front aspect overlooking the front garden, open fireplace, built-in storage cupboard.

### KITCHEN/BREAKFAST ROOM

Comprising a range of base and eye level units with worktop space over, twin bowl sink unit, built-in oven with hob above. A dual aspect room with three double glazed windows to the rear and side aspects, built-in understairs pantry with obscure double glazed window.

### REAR HALLWAY

Double glazed window to the side aspect, cupboard housing newly replaced oil fired boiler.

### CLOAKROOM

Comprising low level w.c., wash basin and high level window.

### UTILITY/STUDY

A versatile multi-purpose room with ceramic butler sink, space and plumbing for washing machine, tumble dryer above, double glazed window to the

rear aspect overlooking garden, glazed door providing access to the outdoor space.

## FIRST FLOOR

### LANDING

Double glazed window to the side aspect, doors to adjoining rooms.

### BEDROOM 1

A pair of double glazed windows to the front aspect overlooking the garden and woodland beyond, deep built-in wardrobe with scope for a small en suite, further built-in cupboard with shelving, covered fireplace, exposed floorboards. There is scope to erect a partition wall to create two separate bedrooms.

### BEDROOM 2

Double glazed window to the rear aspect with views over the garden, built-in cupboard with shelving.

### BATHROOM

Comprising panelled bath with shower over, low level w.c., wash hand basin, obscure double glazed window, built-in cupboard.

## OUTSIDE

The property is set in a pretty location within this picturesque village with a woodland area opposite. The property sits in a generous mature plot of approximately 0.14 of an acre, elevated from the

lane and approached via a driveway providing extensive parking with lawned gardens either side.

To the rear of the property is a paved terrace in turn leading to the garden which is laid to lawn together with beds and mature hedging. At the end of the garden is a substantial WORKSHOP/STORE offering a wealth of uses dependent on needs including workshop, home office, gym, and garden studio, power and lighting connected.

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

The property offers huge scope for modernisation and enlargement being the last of the row to be extended and developed, subject to needs and relevant approval.

## VIEWINGS

By appointment through the Agents.







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

Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire



Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



**CHEFFINS**

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.