



50a Barton Road, Haslingfield, Cambridge, CB23 1LL  
Guide Price £475,000 Freehold



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**AN ESTABLISHED LINK-DETACHED, SINGLE STOREY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION WITH A PRIVATE, MATURE GARDEN SET WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3 bedroom link-detached bungalow
- Modern well-equipped kitchen
- Generous sitting room with open fireplace
- Ample parking and garage
- Mature and private rear garden
- Chain free

The property occupies a fine non-estate position, set back from the road located within this highly sought-after, edge-of-village location. The property was fully refurbished when the property was purchased back in 2008 including kitchen, bathroom, new boiler and windows and doors.

The accommodation comprises a spacious entrance porch with a door to the back garden and the garage and also a door to the reception hall with a cloakroom w.c. just off. There are two double bedrooms, both with fitted wardrobe cupboards and a good sized single bedroom. The original bathroom has been replaced with a modern shower room. The sitting room is an elegantly proportioned room with a feature open fireplace with stone surround and tiled hearth. The kitchen is fitted with attractive modern cabinetry, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, larder cupboard, integrated four-ring ceramic hob, oven, extractor and space for an under counter fridge.

Outside, the property is set back from the road with a lawned front garden and a generous, block-paved driveway accommodating several vehicles leading to the garage with up-and-over door, power and light connected. The rear garden measures approximately 85ft in length and is laid mainly to lawn with well stocked flower and shrub borders and beds, a generous paved patio, a fish pond, a selection of specimen trees and bushes, timber shed and a greenhouse attached to the wall just outside the rear entrance porch. All enjoys a good level of privacy and seclusion.

**Location**

Haslingfield is a much admired village renowned for its quality properties lying just 6 miles south west of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester).

The village is well served by a store/shop and post office, and an excellent local café. There is a very well regarded village primary school and the highly regarded Comberton Village College is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes drive. There is also a regular bus service to Cambridge.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - E

**Fixtures and Fittings**

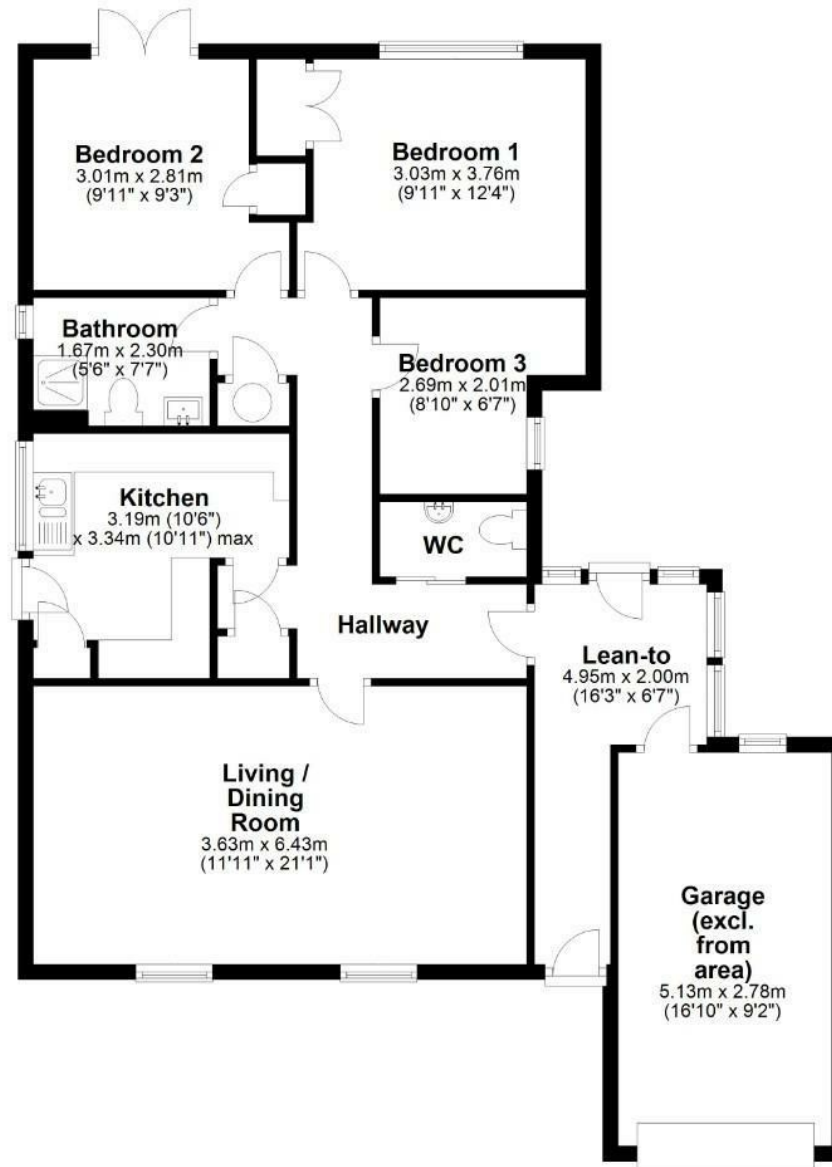
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



**Floor Plan**  
Approx. 87.7 sq. metres (944.0 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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			
<b>England &amp; Wales</b>			

Current	Potential
64	80

EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



