



49 St. Edmunds Way, Hauxton, Cambridge, CB22 5FP  
Guide Price £379,950 Freehold



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**A CONTEMPORARY AND STYLISH, TWO-BEDROOM TERRACED HOME OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION, SET WITHIN A QUIET DEVELOPMENT WITH AN ENCLOSED REAR GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL AREA.**

- Built in 2018
- Two allocated parking spaces
- Kitchen area fitted with a range of integrated appliances
- Boarded loft for extra storage with folding ladder
- Two double bedrooms both with ensuite
- Private rear garden

49 St Edmunds Way is an immaculately presented, terraced family home. Constructed with brick and rendered elevations under a slate roof.

Upon entering the property, you are greeted by a light and airy entrance hall boasting ample storage and a well-proportioned w.c. The kitchen offers a range of base and eye level storage, a range of integrated appliances to include the following and not limited to: gas hob, electric fan oven, microwave, fridge/freezer and dishwasher. The rear reception room offers ample space for dining and living, and opens out to the rear enclosed garden, which is laid mostly to lawn with a patio area benefiting from side access.

Upstairs there are two good-sized double bedrooms, both boasting ensuite shower rooms. The loft has been boarded for extra storage and is accessed via an integrated loft ladder.

**Location**

Hauxton is a highly sought after South Cambridgeshire village situated just 4 miles from Cambridge City Centre. Excellent shopping facilities are provided by the neighbouring village of Great Shelford and rail links to London Liverpool Street are available from the mainline train station there. In addition there is easy access to the M11, Addenbrooke's Hospital and the Park and Ride at Trumpington, whilst off road designated cycle routes provide safe passage into the city.

Although, well situated for commuter travel, there are also plenty of walks into surrounding countryside giving the occupier the best of both worlds. There are off road cycle routes to central Cambridge and there are walks through the local countryside direct from the door of the property.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - C

**Fixtures and Fittings**

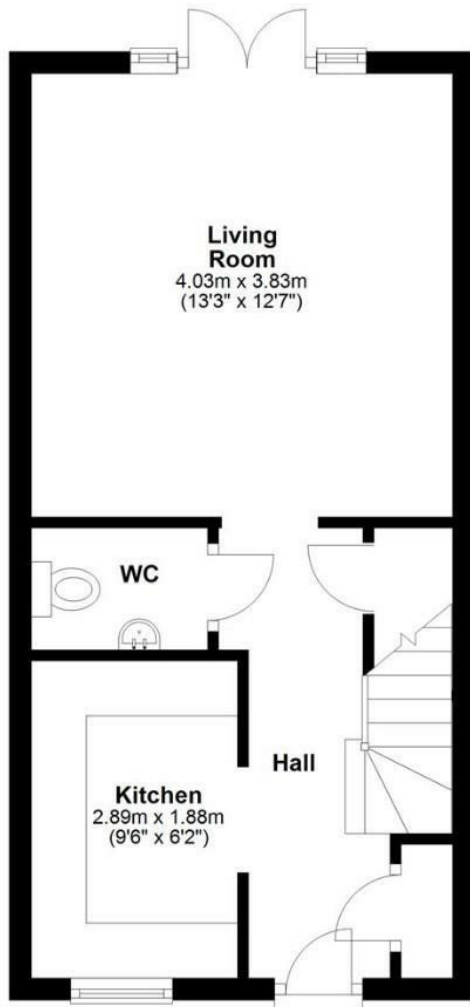
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

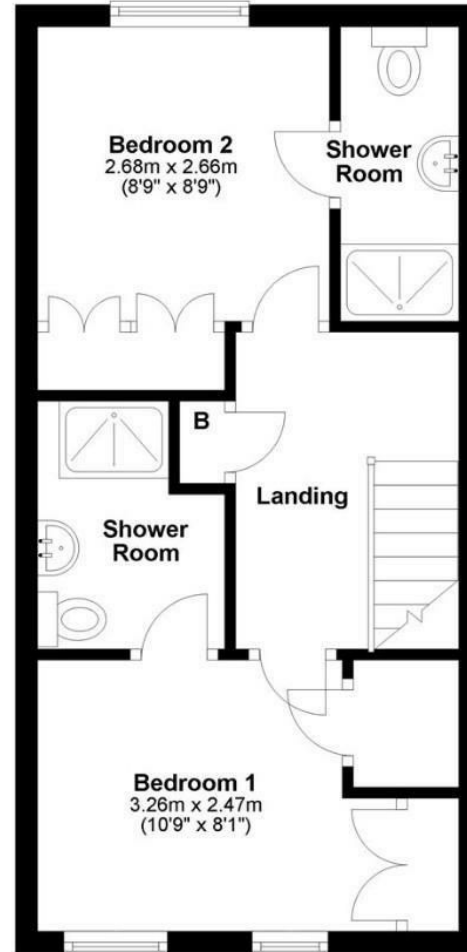
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 63 sqm (675 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		93	94
(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>		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.



