



21 Greenfield Close, Stapleford, Cambridge, CB22 5BT
Guide Price £625,000 Freehold



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AN EXTENDED DETACHED RESIDENCE CIRCA 1950'S WITH SCOPE FOR RECONFIGURATION AND MODERNISATION. A MATURE GARDEN WITHIN SORT AFTER VILLAGE. 3/4 BEDROOM DETACHED HOUSE.

- 3 bedroom house
- 0.11 acres
- Large kitchen /breakfast room
- Gas fired heating to radiators
- EPC -D / 56
- 1400 sqft / 131 sqm
- 2 recep, 2 baths
- Driveway parking
- Chain free
- Council tax band - E

The property enjoys a cul-de-sac position close to the heart of this highly sort after village and a walkable distance from Great Shelford amenities and the main line train station. The property historically has been extended and offers spacious and versatile accommodation however it does require updating and there is potential for further expansion subject to planning permission or indeed reconfiguration .

The accommodation comprises an entrance porch to a large welcoming reception hall, two reception rooms including a bay fronted sitting room. The kitchen/breakfast room is comprehensively fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and drainer, four-ring gas hob oven and a cupboard housing a gas-fired central heating boiler. Off the kitchen area is a further reception room, which in the past has been used as a study. It has ensuite facilities. The garage has been partially converted for storage purposes, however it is unknown whether building regulations were adhered to.

Upstairs are three further bedrooms, a family bathroom and a separate WC.

Outside, there is a driveway with parking for several vehicles with gated access to the rear garden, which is both mature and private laid predominately to lawn with well stocked flower and shrub borders and beds and a selection of mature trees and bushes. together with a timber shed. All enjoys good levels of privacy.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold property

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council Tax Band - E

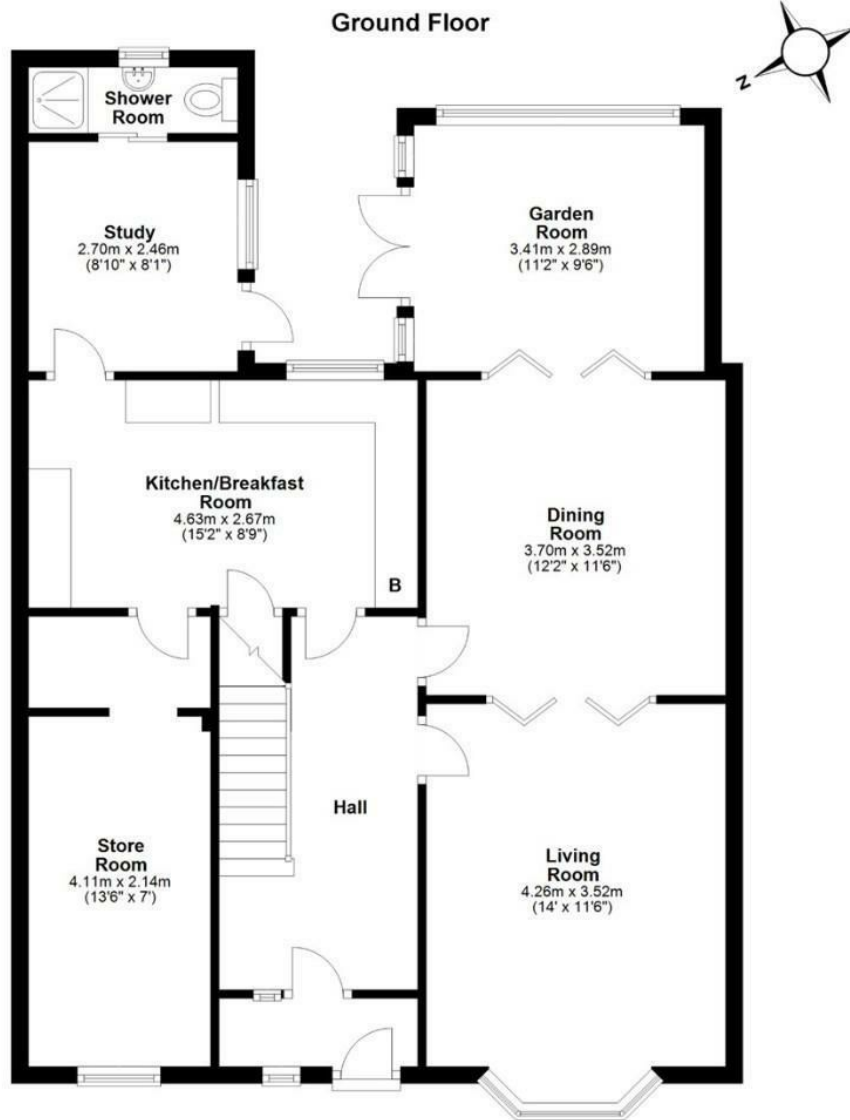
Fixtures and Fittings

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





Approx. gross internal floor area 131 sqm (1400 sqft) excluding Store room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

