



22 Hawthorne Road, Stapleford, CB22 5DU
Offers In Excess Of £650,000 Freehold



rah.co.uk
01223 800860

**AN EXTENDED THREE - FOUR BEDROOM ESTABLISHED SEMI-DETACHED HOUSE.
EXTREMELY WELL PRESENTED THROUGHOUT WITH A SOUTH FACING GARDEN
AND LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.**

- Semi detached house
- 1300 Sqft / 120 Sqm
- 3-4 beds, 1 bath, 2 recepts
- 0.08 acres
- Built in 1954
- Off road parking and carport
- Gas fired central heating to radiators
- EPC - D
- Council tax band - D
- Chain free

The property enjoys a pleasant position set back from the road within this highly sought after residential area conveniently placed for the village amenities, primary school and the main line train station.

Over the years, the property has been extended to approximately 1300 Sqft and the current owners have made periodic improvements in their tenure. The accommodation comprises a welcoming reception hall, with stairs to first floor accommodation with attractive wood effect flooring which runs through most of the house. The bay windowed sitting room has an open fire place with inset cast iron wood burning stove. The kitchen / dining room is a generously proportioned space fitted with attractive cabinetry, granite working surfaces within set one and a half sink unit and drainer. There is a generous pantry cupboard and integral appliance including four ring gas ring hob, oven and extractor with space for a fridge/freezer, dishwasher and washing machine.

Just off the dining area are French doors to the conservatory which in turn has French doors out to the garden. Off the rear lobby is a re-fitted cloakroom/WC and a family room which has been utilised in the past as a fourth bedroom from time to time.

Upstairs, off the landing are three further bedrooms and a re-fitted family bathroom.

Outside, the property is screened from the road by a combination of walling and hedging with a generous block paved driveway providing ample parking and leading to a car port and a shaped front lawn with fruit trees and roses borders. The rear garden has a sunny southerly aspect which has shaped and well maintained lawns, well stocked flower and shrub borders and beds including raised vegetable /herb and fruit beds, a generous shaped paved patio area and selection of trees and bushes. All enjoy 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

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - D

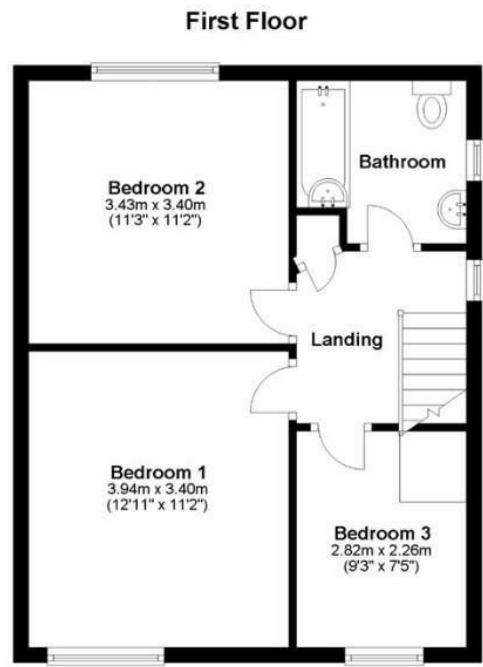
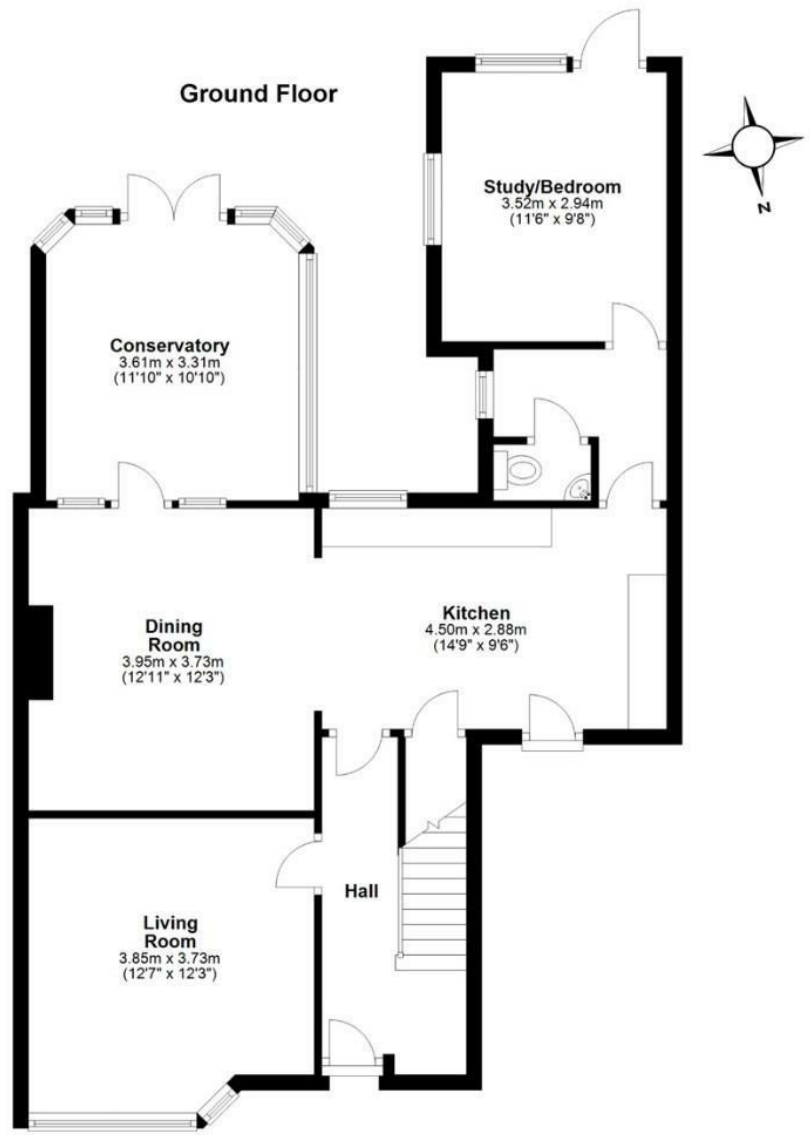
Fixtures and Fittings

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 120 sqm (1300 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(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.

