



19 Leeway Avenue, Great Shelford, Cambridge, CB22 5AU  
Guide Price £550,000 Freehold



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**A DETACHED SINGLE STOREY RESIDENCE IMMACULATELY PRESENTED THROUGHOUT, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS, ENJOYING A TUCKED AWAY CUL DE SAC POSITION AND JUST A SHORT WALK FROM THE VILLAGE CENTRE AND MAIN LINE TRAIN STATION.**

- Detached bungalow
- 2 beds, 1 bath, 2 recepts
- Constructed in the 1970's
- Off road parking and garage
- Council tax band - D
- 825 Sqft / 77 Sqm
- 0.16 acres
- Gas fired central heating to radiators
- EPC-D / 60
- Chain free

The property enjoys a tranquil cul-de-sac setting, with just five other properties and only a few minutes walk from the main line train station and bustling village centre. The property has been meticulously looked after over the years and is immaculately presented throughout. The property is set within secluded and mature gardens and grounds with off road parking, garage and all extends to approximately 0.16 acres.

The accommodation comprises a welcoming reception hall with built in linen cupboard and roof space access. The dual aspect sitting room overlooks the garden and boasts a feature gas fire with attractive marble surrounding hearth. The kitchen/breakfast room is fitted with attractive cabinetry, fitted pantry cupboard and ample working surfaces with inset single sink unit and drainer, integrated four ring gas hob, oven, extractor and an integral under the counter fridge plus space for a washing machine. Beyond the kitchen is a large conservatory extension currently utilised as a dining room with panoramic views over the garden.

There are two good sized double bedrooms and a family bathroom.

Outside, the property is set back from the road and screened by walling and hedging, is laid mainly to lawn with a driveway providing parking for two-three cars and leading to the garage with up and over door, power and light connected. The rear garden is laid to shaped and manicured lawns with well stocked flower and shrub borders and beds, wide and varied selection of trees and bushes and all enjoys excellent levels of privacy and seclusion.

**Location**

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

**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**

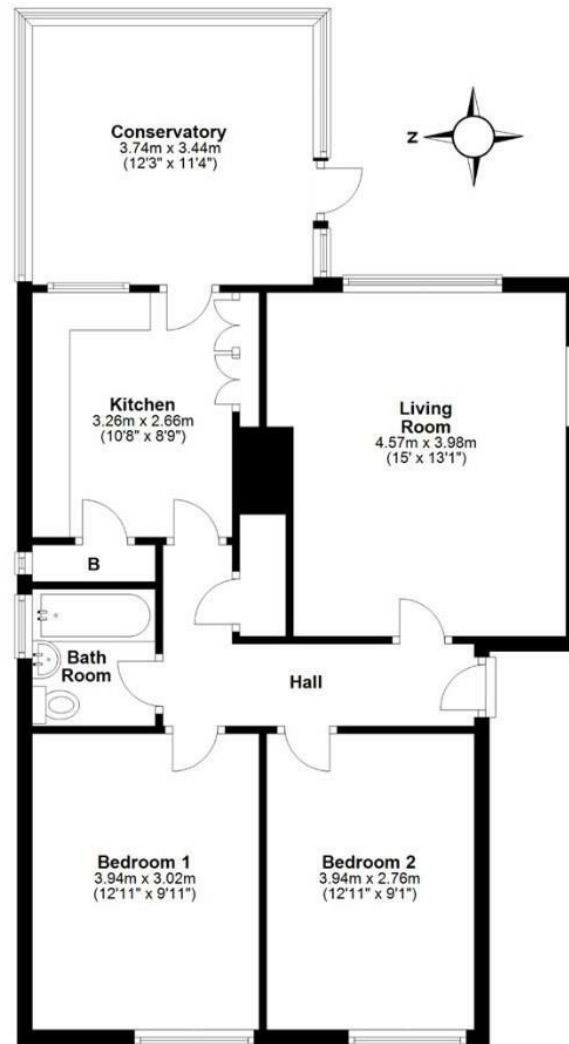
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



## Ground Floor



Approx. gross internal floor area 77 sqm (825 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</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



