



20 Leeway Avenue, Great Shelford, Cambridge, CB22 5AU
Guide Price £525,000 Freehold



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01223 800860

AN ESTABLISHED DETACHED SINGLE STOREY RESIDENCE OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION WITH SCOPE FOR MODERNISATION SET WITHIN A MATURE AND PRIVATE GARDEN AND LOCATED WITHIN A QUIET CUL-DE-SAC IN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached bungalow
- 2 beds, 1 bath, 2 recepts
- Scope for modernisation and expansion (STPC)
- Council tax band - D
- 900 Sqft / 82 Sqm
- Off road parking, car port and garage
- EPC - D
- Chain free

The property enjoys a tranquil, cul-de-sac position right in the heart of this thriving and well served village. Offered with no upward chain, the property boasts spacious and well presented accommodation with scope for modernisation and, in more recent times has had a conservatory extension.

In brief the accommodation comprises a spacious entrance hall, two double bedrooms and a four-piece family bathroom. The kitchen/dining room is well equipped and fitted with solid wood cabinetry, four-ring gas hob, oven, extractor, space for fridge freezer and washing machine. The sitting room boasts a feature fireplace with inset coal effect gas fire and French doors to the conservatory which enjoys lovely views over the garden.

Outside the front garden is laid to lawn with a block paved driveway for several cars, car port and a detached single garage. Gated access leads to the rear garden approximate 65ft x 40ft, laid to lawn with flower and shrub borders, paved patio, timber shed and is enclosed by fencing.

Location

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green. The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11. There both Infant and Junior schools in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital and Cambridge Biomedical Campus are within easy reach and Stansted Airport is within half an hour's drive (via M11).

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





20 Leeway Avenue,
Great Shelford

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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		

