



14 Elms Avenue, Great Shelford, Cambridge, CB22 5LN  
Guide Price £850,000 Freehold



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**AN ESTABLISHED DETACHED FAMILY RESIDENCE WITH PLANNING PERMISSION FOR A GENEROUS SIDE AND FRONT EXTENSION ENJOYING A TRANQUIL CUL-DE-SAC SETTING, LOCATED CLOSE TO THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Detached house
- 4 beds, 2 baths, 2 recepts
- Built in the 1950's
- Gas fired central heating to radiators
- Council tax band - F
- 1325 Sqft/ 123 Sqm
- 0.08 acres
- Off road parking and garage
- EPC - F / 35
- Close to the centre of the villlage

The property occupies a fine cul-de-sac position and located within one of the villages' most desirable addresses, just a short walk from the main line station and bustling village centre. The current owner has secured permission for a sizeable two storey side extension and a single storey extension to the front (22/05026/HFUL). There are mature gardens to the front, side and rear plus off road parking and garage.

The accommodation comprises an entrance porch through to a reception hall with stairs to first floor accommodation, storage cupboard under and a shower room/WC just off. The dual aspect sitting room boasts a feature open fire place with electric fire inset. The kitchen/dining room is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with double drainer, four ring ceramic hob and space for a fridge/freezer plus a free standing gas fired central heating boiler. Just off is a handy utility/boot room with space for the usual white goods plus a door to the front and rear gardens and a door through to the gymnasium/home office.

Upstairs, off the half galleried landing/ study area are four good sized bedrooms and a family bathroom.

Outside, front, side and rear gardens are all laid to lawn, there is off road parking which leads to the garage with up and over door, power and light connected and all enjoys good levels of privacy.

#### **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 - F

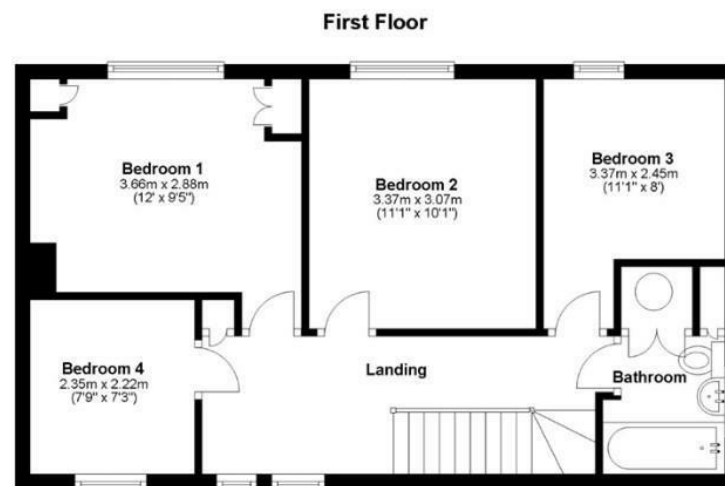
#### **Fixtures and Fittings**

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 123 sqm (1325 sqft)

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

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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.



