



43 Church Street, Haslingfield, Cambridge, CB23 1JE
Guide Price £485,000 Freehold



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AN ESTABLISHED DETACHED SINGLE STOREY RESIDENCE, OFFERING WELL PRESENTED ACCOMMODATION THROUGHOUT WITH SCOPE FOR SIGNIFICANT EXPANSION (STPC) SET WITHIN MATURE AND PRIVATE GARDENS AND LOCATED CLOSE TO THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached bungalow
- 3 beds, 1 bath, 2 receipts
- Constructed in the 1950's
- EPC - D/67
- Sought-after village location
- 1265 Sqft /116 Sqm
- 0.13 acres
- Gas fired central heating to radiators
- Council tax band - E

The property occupies a fine non -state position set back and screened by hedging from the road with the village centre just a short walk away. The property is set within a generous mature plot with ample parking and bike storage. There is gated access on both sides and well maintained lawns to the side and rear, plus a raised timber deck, ideal for alfresco dining.

The accommodation comprises a generous reception porch with door to the store room (former garage), the entrance hall incorporates a handy study area and opens to the sitting room with views and access to the rear garden plus a fireplace incorporating a wood burning stove. Adjacent, is another reception room with bi-fold doors to the raised timber deck and side garden beyond. The garden offers a sunny south /westerly aspect and a high degree of privacy. The kitchen is fitted with contemporary cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer plus a range of integrated appliances and these include a ceramic hob, oven, extractor, fridge/freezer, dishwasher and washing machine. There is also a generous pantry cupboard and a door to outside.

Off the inner hallway, with fitted storage are three good sized bedrooms and a family bathroom.

Large loft which is currently used for storage, the owner did however, have plans to convert the loft space into two further bedrooms and a bathroom which would significantly increase the floorspace of the property without the need to increase the footprint of the building.

Location

Haslingfield is a much-admired village lying just 6 miles southwest of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester). The village is well served by a store/shop, café, village hall and a post office. There is a very well-regarded village primary school and the highly regarded Comberton Village College, being top of the league tables for a number of years, is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes' drive. There is also a regular bus service to Cambridge.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band -E

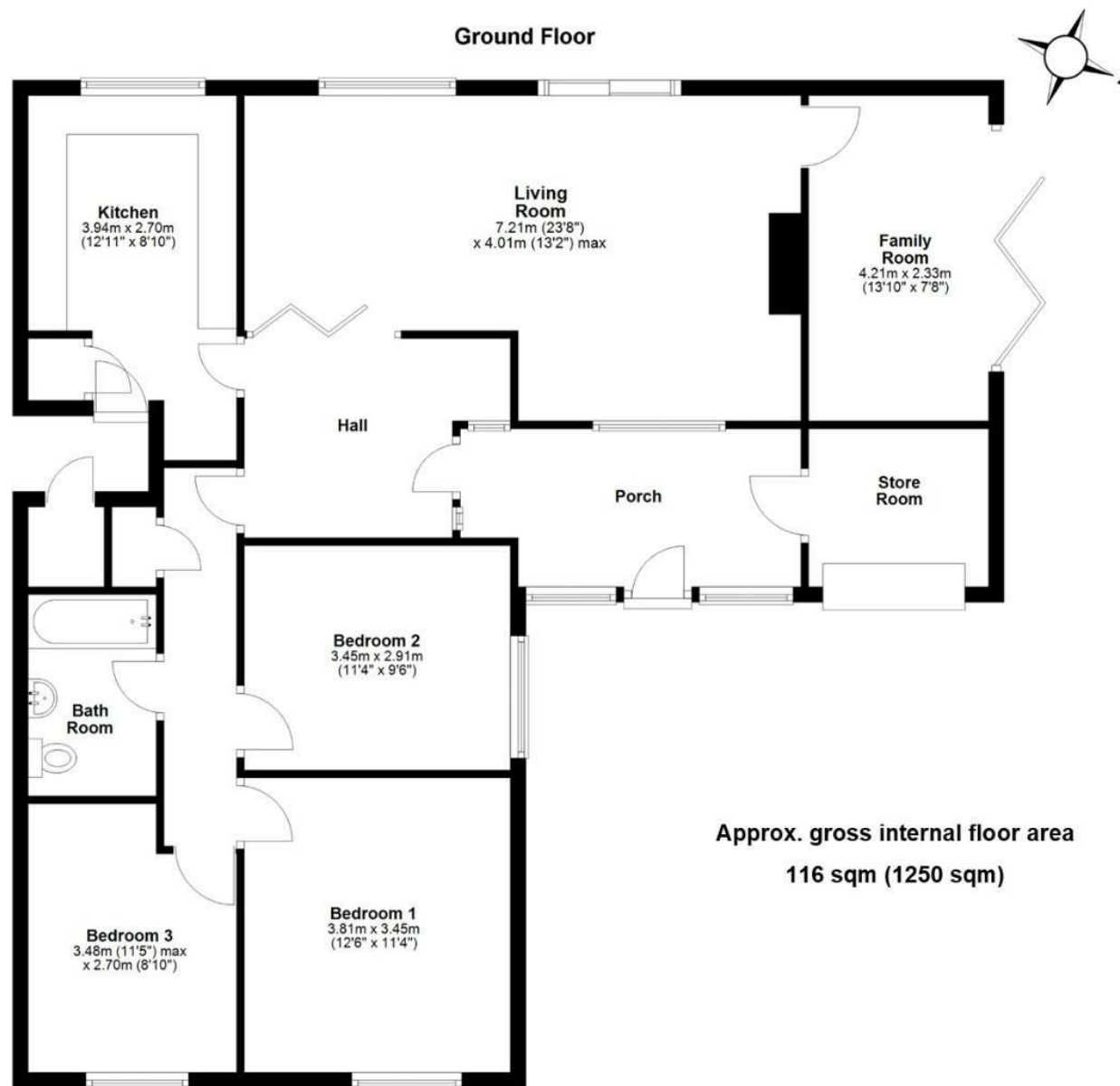
Fixtures and Fittings

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
116 sqm (1250 sqm)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	81
(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.

