



London Road, Stapleford

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A well-proportioned and inviting four-bedroom home, located in the desirable village of Stapleford. Benefitting from driveway parking and enclosed garden, this family home is not one to be missed! Within walking distance to local village amenities, Addenbrooke's Hospital and the Bio-Medical Campus, Shelford Railway Station is 0.5 miles away and approximately a 10-minute walk. Cambridge City Centre and the Main Railway Station is within easy cycling distance. The number 7 bus route is frequent and runs past the property. (Saffron Walden - Addenbrooke's - Cambridge).

£2,500 pcm

London Road, Cambridge,
CB22 5DR



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As you enter the property, you are greeted with the porch, housing space for storing coats and shoes. Just through this, accessed via another door, you immediately find yourself within the inviting lounge, with wood burning stove and fitted alcove storage, Karndean wood effect flooring, bay window to the front aspect with bespoke wooden shutters. Beyond this, separated by glazed doors is an additional reception room that is ideal for a home office or playroom. There is some integrated storage here and bifold doors, that lead directly down some steps, to the South facing rear garden.



There is a downstairs W/C and large storage cupboard, located between the lounge and kitchen. The kitchen is modern and has a range of wall and base cream gloss units, as well as porcelain tiled floor. There are a pair of matching tall larder fridge and freezer appliances, integrated dishwasher, double oven, and gas hob included within the tenancy. An external door leads to the front of the house.

Just up a step, is the dining area which can fit a large table. This is the central part of the family home and has engineered hardwood flooring. Sleek integrated storage cupboards run along the left-hand wall, one of which houses the combination boiler. The bi-fold doors lead to the South facing garden, perfect for inside-outside living as well as entertaining. Just off from this room, is the snug utility, housing a washing machine, sink and additional cupboard space. The second set of bi-fold doors lead to the large patio area, well-maintained and enclosed garden. There is a patch of lawn to the centre and a bark area, currently being used for outdoor play furniture. To the back of the garden, there is a good-sized shed for storage.





139 sqm / 1503 sqft

4 bed, 2.5 bath, 2 recep

Council tax band - C

EPC - C / 71

Gas central heating

Driveway parking

South facing garden

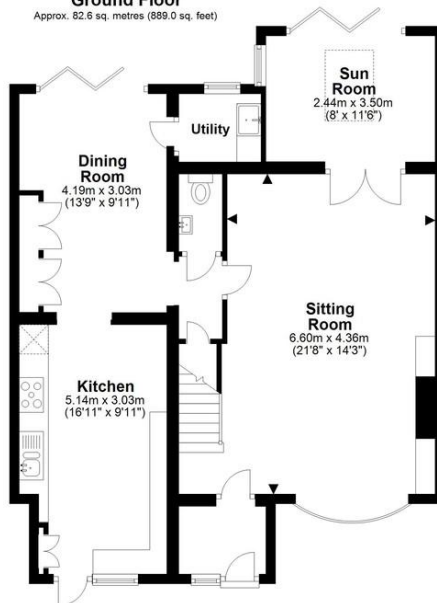
Available December 2025





Ground Floor

Approx. 82.6 sq. metres (889.0 sq. feet)



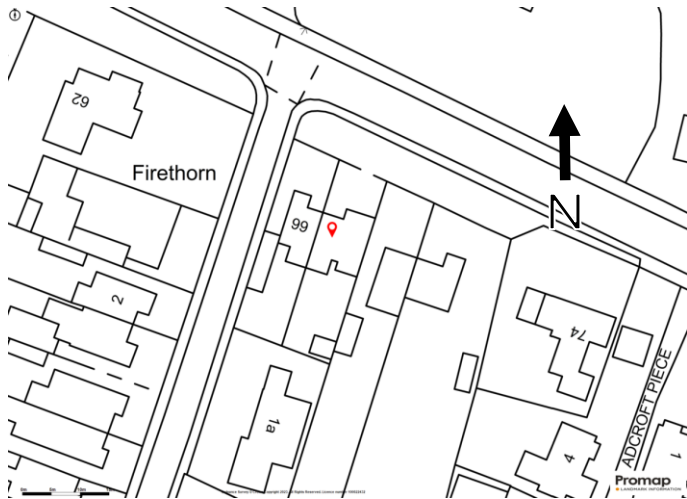
First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 139.7 sq. metres (1503.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Stapleford and the Shelfords are thriving villages about 2 miles south of the city and is especially desirable to those looking for easy access into Cambridge from a traditional and attractive village. They have an Ofsted 'Good' primary schools that feeds Sawston Village College (2 miles), great pubs, two small supermarkets, garage, selling cars and the benefit of a petrol filling station, hairdresser, beauty salon and barber, deli, café and butchers. Further facilities including a GP surgery and dentist can be found along with a library large recreation ground, restaurants, tennis club and social clubs. The Gog Magog Hills, trust land, golf club and Wandlebury Country Park are at the northern edge of the village. Easy access to town and Addenbrooke's by road, regular buses, car-free purpose-built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street. It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.

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