



8 Metcalfe Way
Ely, CB6 3UP

Guide price £425,000



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- 1400sq ft detached house
- 4 bedrooms and an en-suite
- Double garage
- Gardens and shared tennis court

A 4 bedroom detached family house, with double garage, located in a quiet village position and with a shared tennis court.

This modern family home is in excellent condition and provides well-planned family accommodation which includes, an entrance hall, cloakroom and WC, a large living room with doors to the garden and a feature fireplace and wood burner. There is a separate dining room with a bay window and well-appointed kitchen/breakfast room and a useful utility room.

Upstairs there are 4 bedrooms, all with fitted cupboards, and the main bedroom has an en-suite shower room. There is also a family bathroom.

The house is in good decorative order and has been well-maintained by the owners. There is double glazing and a water softener. The heating is electric night storage and panel heaters, and the owners have never felt the need to change this system but some purchasers may consider installing a new central





heating system. The kitchen and utility room are original but in good condition.

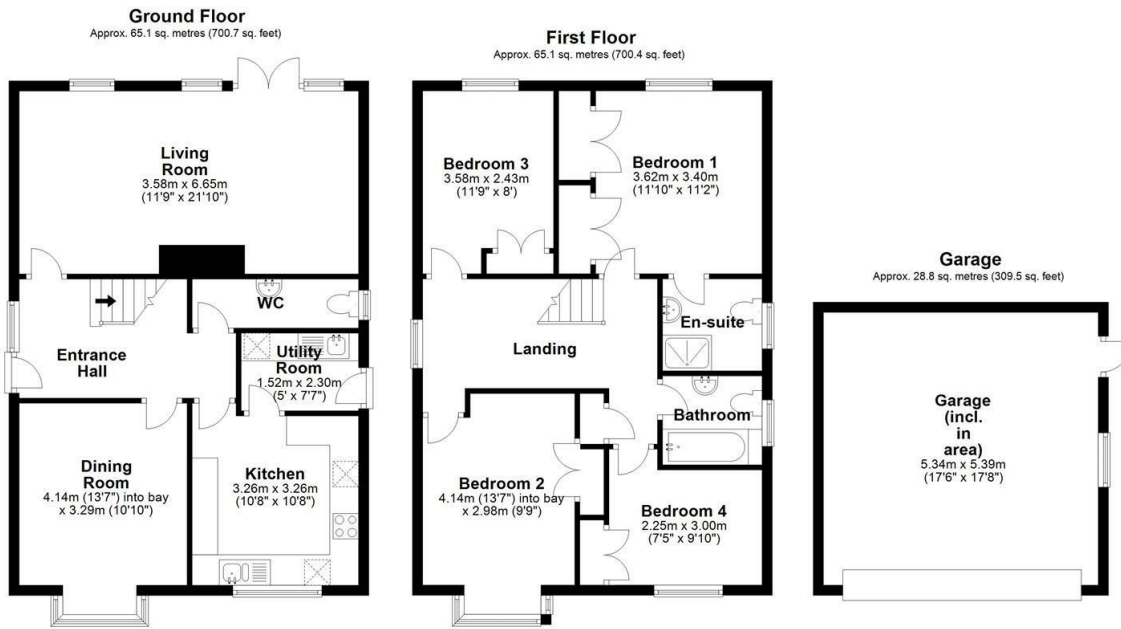
At the front, there is a nice size garden and driveway providing parking, there is a double garage which has a door to the garden. A side gate leads to the rear garden, which has a good level of privacy and a patio.

There is a communal tennis court, shared between some of the properties in Metcalfe Way, the annual maintenance charge is variable, but we are advised it is normally about £100.

We are advised that the trees on the rear boundary are protected by a preservation order.



Floor Plan



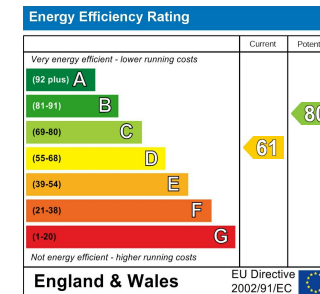
Total area: approx. 158.9 sq. metres (1710.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Tenure: Freehold
Council tax band: E

Metcalfe Way is a quiet, modern cul de sac of detached houses situated in the popular and well-served village. Haddenham has excellent local facilities and a thriving community. Access to Ely and Cambridge, by car, is straightforward via the A10 and there is a railway station at Ely and Waterbeach. SAT NAV: CB6 3UP What3words: ///debut.slanting.microfilm

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