



West Drive, Highfields, Caldecote  
**Guide Price £500,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Generous 22ft Kitchen/ Breakfast Room
- Parking for Multiple Cars
- Catchment of Comberton Village College
- Set Back from the Main Road
- Sold with No Forward Chain

Highfields Caldecote offers a social club, Parish Church, Primary School and is within the catchment area for the highly regarded Comberton Village College. Cambridge is some 7 miles distant while the access to the M11 (southbound) is 4 miles away. Train links to London are available at Royston and St Neots in addition to Cambridge railway station. Further shopping facilities are located in the neighbouring villages of Cambourne, Bourn, Hardwick and Comberton plus there is a regular local bus service into Cambridge City Centre.

Porch and Hallway  
Leads to:

Dining Area - 12.01" x 10' 2" (3.66m x 3.1m)  
Double glazed sliding patio doors leading to the





paved patio area.

Lounge - 17.05" x 11.08" (5.31m x 3.56m)  
Accessed through the dining room with sliding doors to the conservatory and corner window to front.

Conservatory - 11.07" x 9.07" (3.53m x 2.92m)  
Double glazed conservatory with French doors leading to the patio area.

Kitchen Breakfast Room - 22.00" Max x 9.11"  
(6.70m Max x 2.77m)  
Recently extended and renovated with window to front.

Master Bedroom - 12.04" x 9.04" (3.66m x 2.75m)  
Triple built-in wardrobe with window to side.

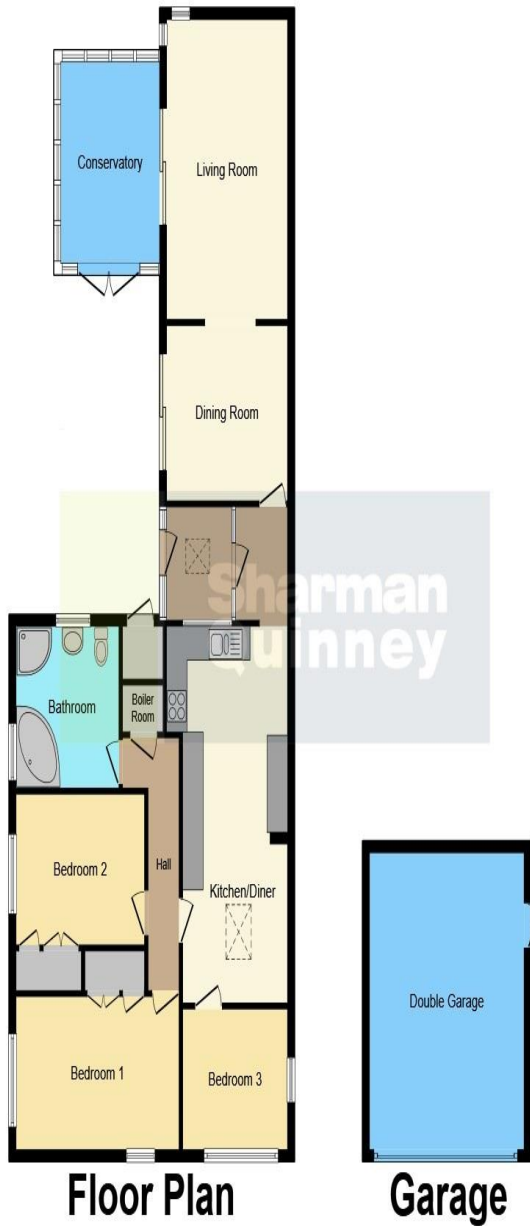
Bedroom 2 - 10.00" x 8.11" (3.04" x 2.47m)  
Window to rear.

Family Bathroom - 7.11" x 9.06" (2.16m x 2.76m)  
Window to front and side with corner bath, shower cubicle, low-level WC and wash hand basin.

Bedroom 3 - 8.09" x 8.10" (2.46m x 2.47m)  
Triple built-in wardrobe with window to rear and side.

Outside





**Floor Plan**

**Garage**

Driveway with Triple Garage to front. The paved pathway leads from the driveway to the patio area outside the property. The property is situated on a generous plot with a private rear enclosed garden.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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