



2 Corfe Close, Cambridge, CB2 8QA  
Guide Price £850,000 Freehold



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01223 323130

**A RARELY AVAILABLE DETACHED HOME WITH A DOUBLE GARAGE, SITUATED IN A CUL-DE-SAC OF FIVE DWELLINGS OFF HILLS ROAD, SUPERBLY LOCATED FOR ACCESS TO CAMBRIDGE STATION AND SOME OF THE CITY'S FINEST SCHOOLS.**

- Detached house in a peaceful cul-de-sac
- Double garage and driveway parking
- Private west-facing garden
- No onward chain
- Close to Addenbrooke's and Cambridge Station
- 4 bedrooms and 2.5 bathrooms

No.2 Corfe Close is a detached family house of traditional brick-built construction, built in 1978 and forming part of a select scheme of five properties tucked away in a pleasant cul-de-sac just off Hills Road via Purbeck Road, a stone's throw from Hills Road Sixth Form College. The property has been well cared for over the years and is available with the advantage of no onward chain.

The accommodation briefly comprises a bright and spacious living / dining room, which benefits from a dual aspect and has an open fireplace, contrasted by exposed brickwork. The kitchen has been fitted with a matching range of units and includes various integrated appliances. There is an adjoining utility room with further units, space / plumbing for appliances, and a door to the private rear garden. There is a versatile study and a cloakroom W.C. just off from the entrance hall.

Upstairs are four bedrooms, the master bedroom including built-in wardrobes and a modern ensuite shower room, complemented by part-tiled walls. The main bathroom also has been fitted with a modern white suite comprising a low-level W.C, wash hand basin with storage below, and a panelled bath. The landing provides access to an insulated loft, a window above the stairwell provides additional light to the ground and first floor.

Outside, the property is situated on a private drive set back behind a shallow front garden, which is laid to lawn and stocked with a variety of shrubs. The house has an adjoining double garage providing parking for two vehicles as well as further parking on the driveway to the front. The west-facing rear garden has a block paved terrace, well suited to alfresco dining. The remainder is laid to lawn and bordered with a variety of mature planting and shrubs.

**Agent's Note**

We understand a survey identified evidence of low grade asbestos in floor tiles and artex on the ceiling. Our owners have received a quotation for the removal of this. All details can be made available to any interested parties upon request.

**Location**

Corfe Close is a small cul-de-sac of five dwellings, conveniently set just off Hills Road, ideally placed for Cambridge Station (0.6 miles) and Addenbrooke's Hospital (1.1 miles). Coleridge Recreation ground is just 0.8 miles away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities.

Cambridge Leisure - a multi-screen cinema and bowling alley complex - has a number of well-known restaurants and a popular live music / comedy venue. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury mini supermarkets. The area is also within easy reach of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Schooling is available at Morley Memorial Primary School with secondary provision at Abbey College Cambridge. Hills Road Sixth Form College is also a stone's throw from the property.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - G

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

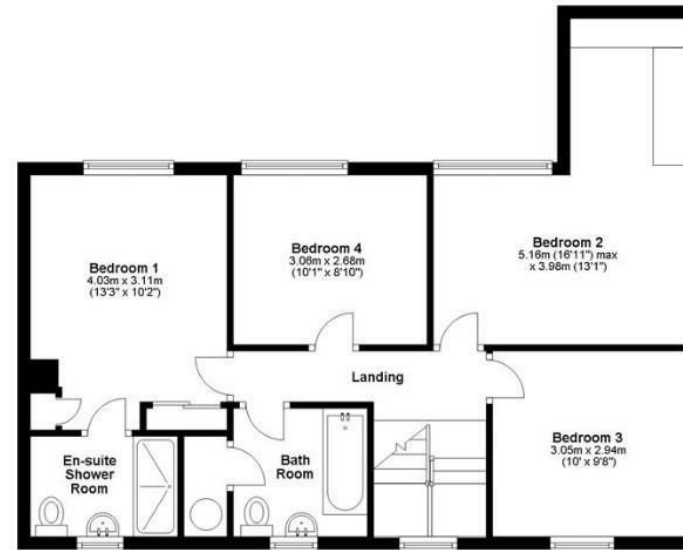
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 130 sqm (1400 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	63	
(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.

