



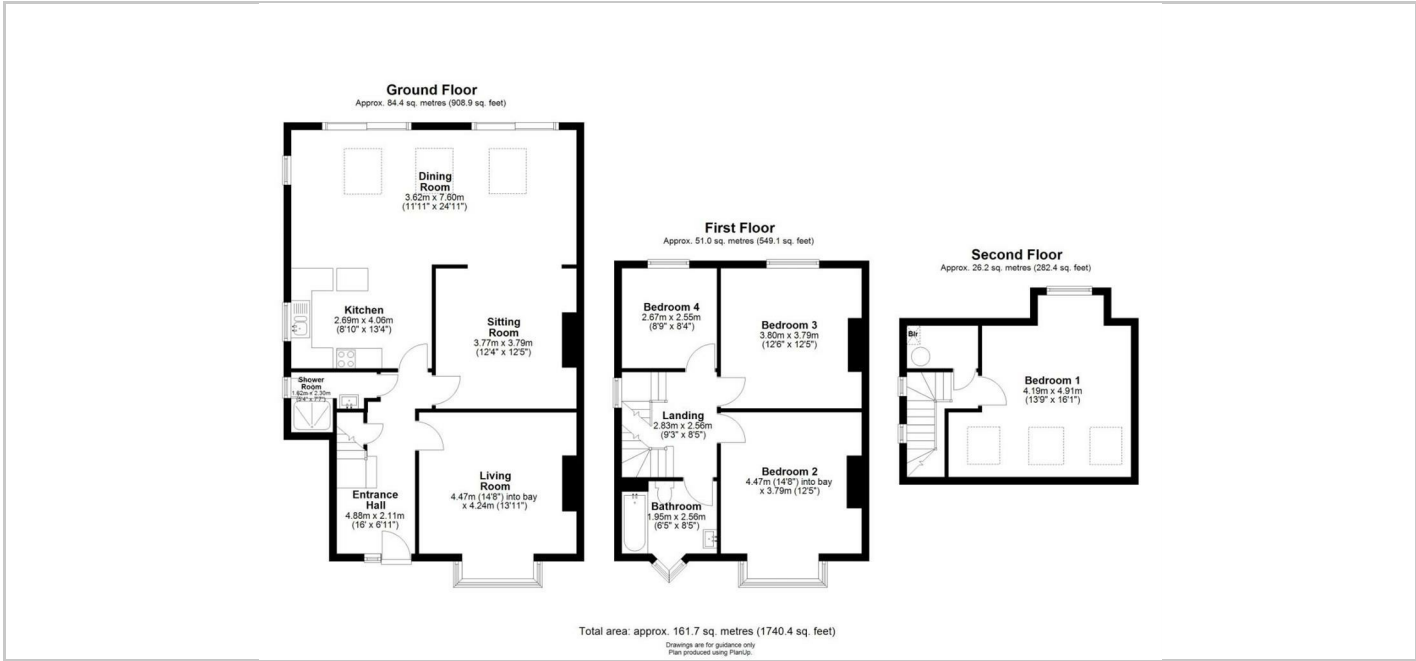
Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



8 Hauxton Road, Trumpington, Cambridge, CB2 9LT

£2,700



Directions

THE PROPERTY

This substantial four bedroom family home, arranged over three storeys, offers an ideal base for enjoying life in Cambridge. The property provides generous proportions throughout, with a flexible ground floor layout suited to family living, set within the popular and well served south Cambridge village of Trumpington.

The ground floor features a large living room, a separate sitting room and a spacious open plan kitchen and dining area, making the space ideal for both everyday use and entertaining. The first floor provides three well proportioned bedrooms and the family bathroom, with a further bedroom on the top floor.

Trumpington offers excellent convenience with local shops, traditional pubs, restaurants and a supermarket, as well as well regarded schools and close proximity to Addenbrooke’s Hospital and the Cambridge Biomedical Campus. The area is known for its attractive green spaces including Trumpington Meadows and Hobson’s Park. The Guided Busway and Park and Ride offer fast links to the city centre and the Biomedical Campus, while the nearby M11 provides routes towards London and Stansted Airport, with connections to the mainline railway station and the upcoming Cambridge South station.

Outside, the property benefits from a garage, valuable off street parking and an attractive garden with a well established pond.

- Council Tx Band: E
- EPC Rating: C
- Minimum 6 Month Tenancy
- Deposit: £3110
- Holding Deposit: £390

SITUATION

