



Radcliffe & Rust
Residential sales & lettings

8 Chalfont Close, Cambridge CB1 9NA
Guide Price £475,000

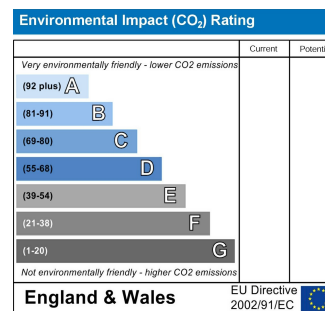
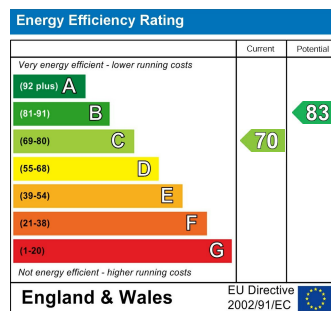
Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, about two miles from Addenbrooke's Hospital and three miles from Cambridge Central Railway Station. The stunning grounds of Cherry Hinton Hall are located just off Cherry Hinton Road, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served villages in the city. Cambridge has become the focus of the countries technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Cherry Hinton has become a popular area for those working in these tech industries, such as ARM holdings, less than one mile away, the new Bio medical Campus which is just is two miles to the west, and the renowned Science and Business Parks that are just three miles to the north.

Radcliffe & Rust are delighted to offer, for sale, this four bedroom end terrace property. The property is located in a quiet cul-de-sac location and benefits from having previously been extended in the past to add a further fourth bedroom/home office and a second reception room buy way of a garden room to the rear. general accommodation comprises of entrance hall, cloakroom, kitchen/diner, living room and the previously mention fourth bedroom/home office and garden room on the ground floor. On the first floor you will find three bedrooms and the family bathroom.

Outside there is a spacious rear garden, a single garage and ample off road parking. due to being positioned on a corner plot the property lends itself perfect for further extension and or even a building plot STP.

Agent notes

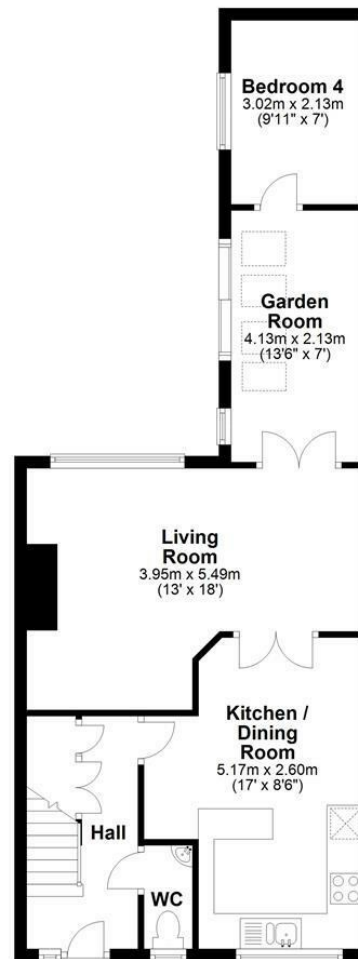
Tenure: Freehold
Council tax: Band C = £1,999
Chain details: No onward chain





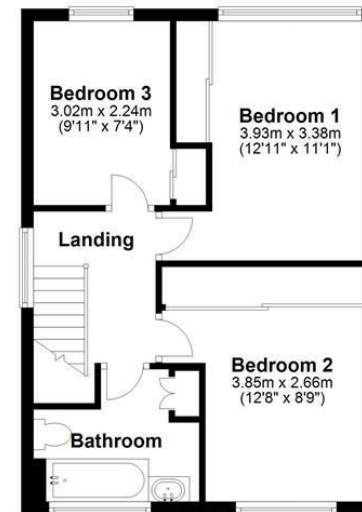
Ground Floor

Approx. 58.8 sq. metres (633.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-30) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

