



Radcliffe & Rust
Residential sales & lettings

54 Haverhill Road, Stapleford CB22 5BX
Guide Price £450,000

Radcliffe & Rust Estate Agents Cambridge are delighted to present this three-bedroom semi-detached property located on Haverhill Road in the sought-after village of Stapleford, South Cambs. This well-connected village enjoys an ideal balance between peaceful countryside living and excellent access routes. With the A11 and M11 close by, Cambridge and London are within easy reach, while Great Shelford railway station provides a convenient rail link for commuters.

Stapleford offers a strong sense of community, with two welcoming public houses, a garage, hairdresser, and a variety of sports clubs for all ages. Families will particularly appreciate the strong schooling options, with Stapleford Community Primary School just 300 metres from the property and Sawston Village College (Ofsted rated 'Good') just 1.2 miles away for secondary education. Outdoor enthusiasts will enjoy nearby green spaces, including Grantchester Meadows and the Gog Magog Hills, both perfect for walking, running, and cycling.

This semi-detached home offers an exciting opportunity for buyers looking to take on a project and create a home tailored to their own taste. In need of full modernisation, the property currently provides well-proportioned rooms and a layout that lends itself to future improvement and possible extension (subject to planning consent).

The ground floor comprises a welcoming entrance hall, a bright dining room to the front, and a spacious living room to the rear with sliding doors opening onto the garden. The kitchen sits to the side with garden access and could be reconfigured into a more contemporary open-plan living arrangement. Upstairs, the property offers three bedrooms: two doubles and one single, along with a family bathroom which retains a traditional cast-iron clawfoot bath.

Externally, the house is set back from the road with a lawned front garden and a pathway to the porch. The real highlight, however, is the exceptionally long rear garden, bordered with mature planting and trees, providing an abundance of privacy. This generous outdoor space offers huge potential for landscaping and the possibility of extending the property further, subject to the necessary planning approvals.

With its excellent location, generous garden, and scope to add value, 54 Haverhill Road represents a superb opportunity for those seeking a home to renovate and make their own.





