



Church Street, Haslingfield, Cambridge, CB23 1JE.

**CHEFFINS**

## Church Street

Haslingfield, Cambridge,  
CB23 1JE

- Minimum 12 Month Tenancy
- Available from 30/08/2024
- Unfurnished
- EPC: B
- Council Tax Band: TBC
- Air Source Heat Pump
- Off Street Parking
- Garden

A new 4 bedroom detached house located in a desirable west Cambridge village. The accommodation finished to an exceptional standard comprises entrance hall, kitchen open to generous open plan living/dining room, study, utility room, cloakroom, master bedroom with en-suite shower room, 2 further double bedrooms, 1 single bedroom and bathroom. Off street parking and garden. We regret no sharers. Available NOW. EPC: B and Council Tax Band: F.

4 2 2

£2,650 PCM





## LOCATION

Haslingfield is a popular village situated approximately 6 miles south west of Cambridge, close to the A10 and M11. The village benefits from a variety of facilities including a cafe, primary school, church, village hall and village shop with post office along with playground/rec and tennis courts. Further amenities are available in the nearby villages of Harston and Barton.

## ENTRANCE HALL

stairs rising to first floor with cupboard beneath, further built in cupboard and doors to kitchen, open plan living room and cloakroom.

## KITCHEN

kitchen fitted with base and wall units, work tops with breakfast bar, 1.5 bowl sink with window to front aspect above and integrated appliances including oven, combination microwave oven, 5 ring induction hob with pull out extractor above, fridge freezer and dishwasher. Open to:

## OPEN PLAN LIVING/DINING ROOM

3 pane bi-fold door to side aspect opening onto garden, window to front aspect, 2 windows to rear aspect and doors to study and utility room.

## STUDY

window to front aspect.

## UTILITY ROOM

fitted with base units, work top, sink, space and plumbing for a washing machine and tumble dryer, door to rear passage, Velux skylight and built in cupboard housing hot water cylinder and under floor heating manifolds.

## CLOAKROOM

wc, wash basin with vanity unit below and mirror above and window to side aspect.

## STAIRS/LANDING

Velux skylight, built in cupboard and doors to bedrooms and bathroom.

## BEDROOM 1

built in double wardrobe, built in cupboard fitted with shelves, window to front aspect and door to:

## EN-SUITE SHOWER ROOM

walk in shower with glass screen, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to side aspect.

## BEDROOM 2

built in double wardrobes and 2 Velux skylights.

## BEDROOM 3

built in double wardrobe and window to front aspect.

## BEDROOM 4

2 Velux skylights.

## BATHROOM

shower over bath with glass screen, wc, wash basin with vanity unit below and mirror above, heated towel rail and Velux skylight.

## PARKING

block paved and gravelled driveway providing off street parking for several vehicles and electric vehicle charging point.

## GARDEN

principally laid to lawn with patio and rear passage leading to further enclosed patio with gate to driveway.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

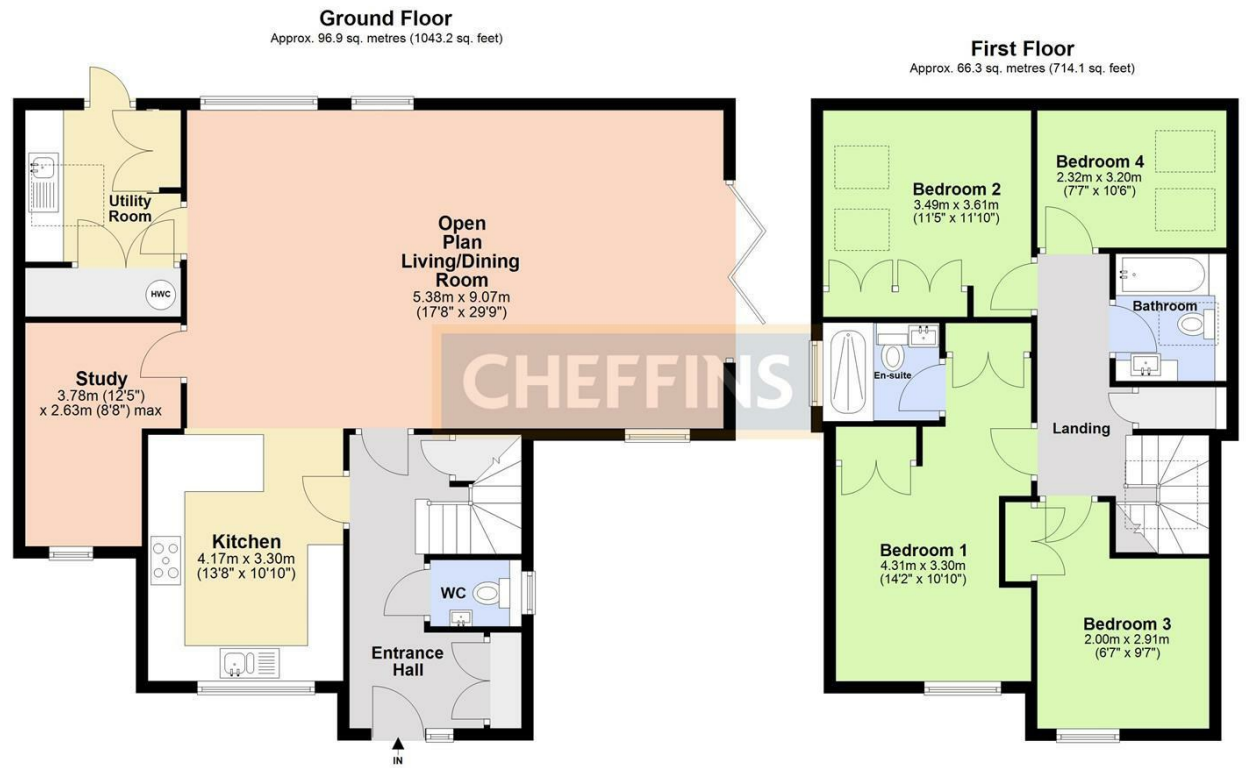
Term - Minimum 12 month tenancy

Holding Deposit - £611.00

Deposit - £3057.00







Total area: approx. 163.3 sq. metres (1757.4 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
88	96
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	
England & Wales	EU Directive 2002/91/EC

£2,650 PCM

Council Tax Band - F

Local Authority - South Cambridgeshire

Term - Minimum 12 Month Tenancy

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.