



The Green, Haddenham, CB6 3TA

**CHEFFINS**

## The Green

Haddenham,  
CB6 3TA

4 3 3

Guide Price £625,000

- Superbly Presented Family Home
- Refitted Kitchen/Breakfast Room
- Lounge, Dining Room & Family Room
- Cellar used as a Study/Utility Area
- 4 Bedrooms (2 with Refitted Ensuites)
- Refitted Family Bathroom
- Gardens & Driveway
- Central Village Location
- Freehold / Council Tax Band E/EPC

A beautifully presented 4 bedroomed family home which has been upgraded by the current owners to provide stylish and spacious living accommodation. Situated in the centre of the village, the property comprises entrance hall, cellar which is used as a utility space/office, family room, lounge leading into dining room, superb refitted kitchen/breakfast room, rear hall and cloakroom, together with 4 bedrooms (2 with refitted ensembles) and refitted bathroom. Outside there is a well maintained rear garden and driveway. The property has the benefit of replacement double glazed windows and to fully appreciate the accommodation and presentation a viewing is highly recommended.





## LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, shop with post office, pharmacy, doctors surgery, butchers, take-away restaurant and public house, together with an art centre/studios which have regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstall Centre in Station Road where there is also a public library. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

## ENTRANCE HALL

With door to front aspect, stairs to first floor, cloaks cupboard, fitted bench, stairs to cellar.

## CELLAR

With double glazed window to front aspect, plumbing for washing machine.

## FAMILY ROOM

With double glazed window to front aspect with shutters, radiator.

## LOUNGE

With double glazed window to front aspect with shutters, media unit with drawers and display shelves, radiator. Opening to:

## DINING ROOM

With 2 pairs of double glazed French doors to rear garden, 2 built-in double cupboards, radiator. Opening to:

## KITCHEN / DINING ROOM

Refitted with a superb range of contemporary wall and base level storage units and drawers with quartz work surfaces and undermounted sink, wine fridge, dishwasher, Bosch electric oven, combination microwave oven and warming drawer, space for fridge/freezer, island unit with quartz top, drawers and cupboards and Bosch induction hob with extractor hood above, double glazed window to rear aspect and deep double glazed window to side aspect, radiator.

## REAR HALL

With velux window and door to outside.

## CLOAKROOM

With low level WC, pedestal hand wash basin, radiator.

## FIRST FLOOR LANDING

### BEDROOM 1

With double glazed window with shutters to front aspect, fitted wardrobes, radiator.

### ENSUITE

Refitted with wall mounted vanity unit with wash basin, shower cubicle, low level WC, Velux window, heated towel rail.

### BEDROOM 2

With double glazed window with shutters to front aspect, built in wardrobes, high level cupboards and dressing table, radiator.

### ENSUITE

With modern shower cubicle, pedestal wash basin, low level WC, oak shelves, heated towel rail.

### BEDROOM 3

With double glazed window to rear aspect, fitted wardrobes, radiator.

### BEDROOM 4

With double glazed window to front aspect with shutters, built in wardrobe, access to loft, radiator.

## BATHROOM

Refitted with roll top bath with shower above and tiled shelf, wash basin with wall mounted taps, low level WC, Velux window, towel radiator.

## OUTSIDE

The front of the property is enclosed by wrought iron railings. To the side there is a driveway with the front part being owned by the neighbour with number 2 having a right of way. This leads via a pair of timber gates into a private drive for number 2. The rear garden consists of a paved patio leading up onto a lawn bordered by a wall and having an assortment of small trees. The lawn leads to a shingled area which has raised planters for a vegetable garden and a timber deck with pergola providing a pleasant outdoor seating space. The garden also contains a timber built shed.

## AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>			
(55-68) <b>D</b>	58		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

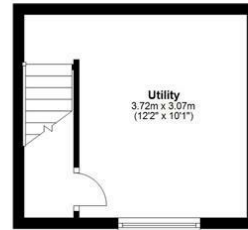


Guide Price £625,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District Council



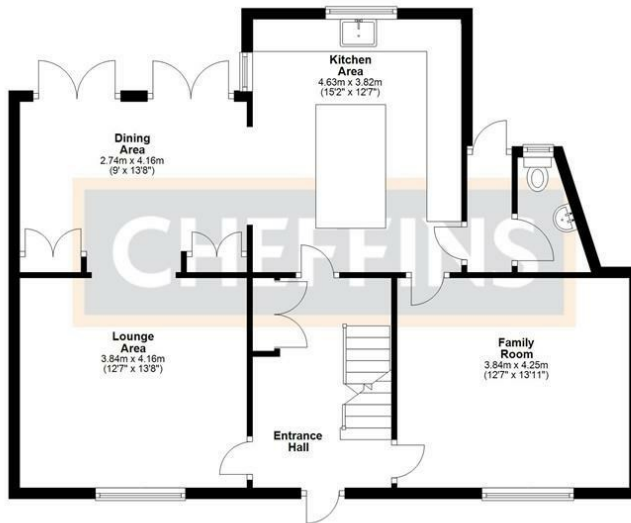
### Basement

Approx. 15.2 sq. metres (163.2 sq. feet)



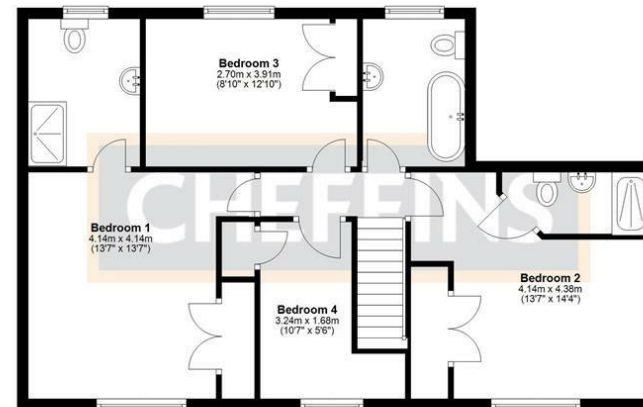
### Ground Floor

Approx. 79.2 sq. metres (852.2 sq. feet)



### First Floor

Approx. 69.9 sq. metres (750.9 sq. feet)



Total area: approx. 164.2 sq. metres (1767.4 sq. feet)

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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.