



St Edmunds Way | Hauxton | Cambridge | CB22 5FP

£3,600 PCM

COOKE  
CURTIS  
& CO

## Key features

- 193sqm / 2085sqft
- 4 bed, 3.5 bath, 2 recep
- EPC - B / 89
- Council tax band - F
- Gas central heating
- Allocated parking
- Enclosed garden
- Available March 2026

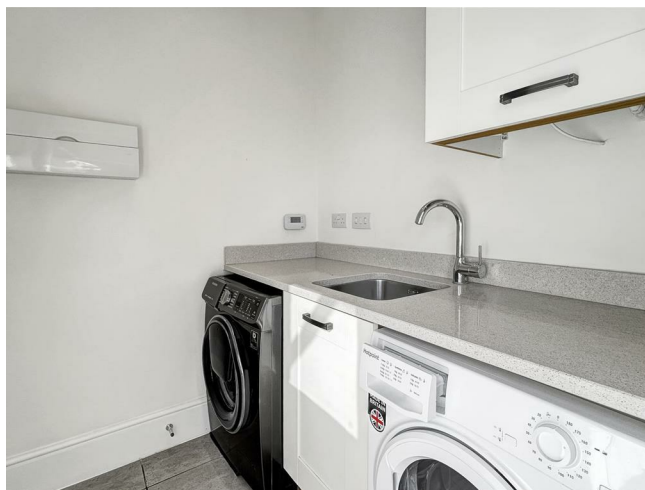
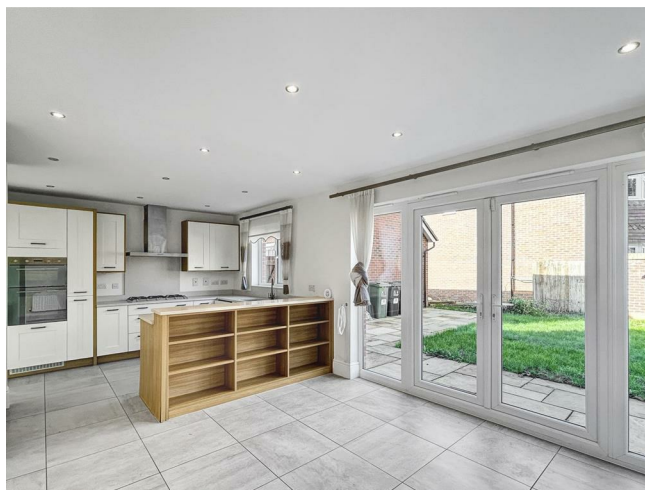
## Description

A wonderful, four-bedroom family home occupying a spacious plot on the edge of the popular South-Cambridge Redrow development. Less than six miles to Cambridge and in good proximity to a variety of local schools.

\* 50% off first months rent \*

## Directions

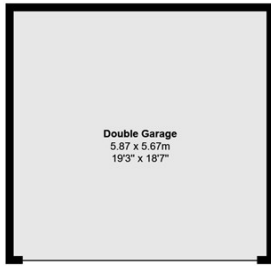
Hauxton is a popular, historic South Cambridgeshire Village, located just four miles from the centre of Cambridge and within easy reach of the A10, M11 and the park and ride. The village has a range of amenities including a recreation ground with modern play equipment, sports pitches, an organic health shop, gym, ancient parish church and a well-regarded primary school that goes on to feed either Melbourn or Sawston Village Colleges, with bus services to both. There are more comprehensive facilities, as well as a station providing services into London Liverpool Street, in the neighbouring village of Great Shelford.





# Floor plans

## St Edmunds Way Hauxton

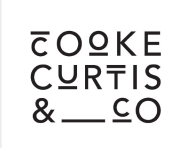


Total Area: 193.7 m<sup>2</sup> ... 2085 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Council Tax Band **F**    EPC Rating



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