



46 London Road, Stapleford, Cambridge, CB22 5DH
Offers Over £700,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED FOUR BEDROOM DETACHED HOUSE WITH SPACIOUS AND WELL-PLANNED ACCOMMODATION, GREAT POTENTIAL FOR MODERNISATION, AMPLE PARKING, DOUBLE GARAGE AND A MATURE REAR GARDEN.

- 4 bedroom detached house
- 0.16 acre plot
- Oil fired central heating to radiators
- Built in 1971
- Council tax band-F
- 1611 sqft/149.7 sqm
- 2 reception rooms, 2 bathrooms
- Off road parking and garage
- EPC-D/56
- Chain free

This individual detached house enjoys a prominent non-estate position, set back and screened from the road and just a short walk from the village amenities and main line station. The property boasts enormous potential for enlargement subject to planning consents and/or re-configuration and modernisation. There is a gravelled in and out driveway, double garage and a mature and private rear garden.

The accommodation comprises a generous and welcoming reception hall with stairs to first floor accommodation, storage cupboard under with shower room and WC just off. The sitting room is a well proportioned room with patio doors to a large dining/family room which in turn has patio doors to the garden. This room opens to an office area with fitted work station. The kitchen/breakfast room is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with double drainer, four ring ceramic hob, extractor, space for fridge/freezer, dishwasher and washing machine. Just off the kitchen is a lean-to boot room/utility room with door to garden, door to the front driveway and door to garage, plus a boiler room with free standing Grant oil boiler and space for all the usual white goods.

Upstairs, off the galleried landing with a large airing cupboard are four good sized bedrooms, all with fitted wardrobe cupboards and a four-piece family bathroom.

Outside, there is a gravelled in and out driveway which provides ample off road parking, leading to the garage with up and over door, power and light connected, a further hard-standing which could be converted into an additional parking area. Gated side access leads to the rear garden which is mainly laid to lawn with flower and shrub borders, a selection of mature trees and bushes, a paved patio area, a further paved patio area with pergola over, a timber shed and all enjoys good levels of privacy.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

The village is easily accessible either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-F

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

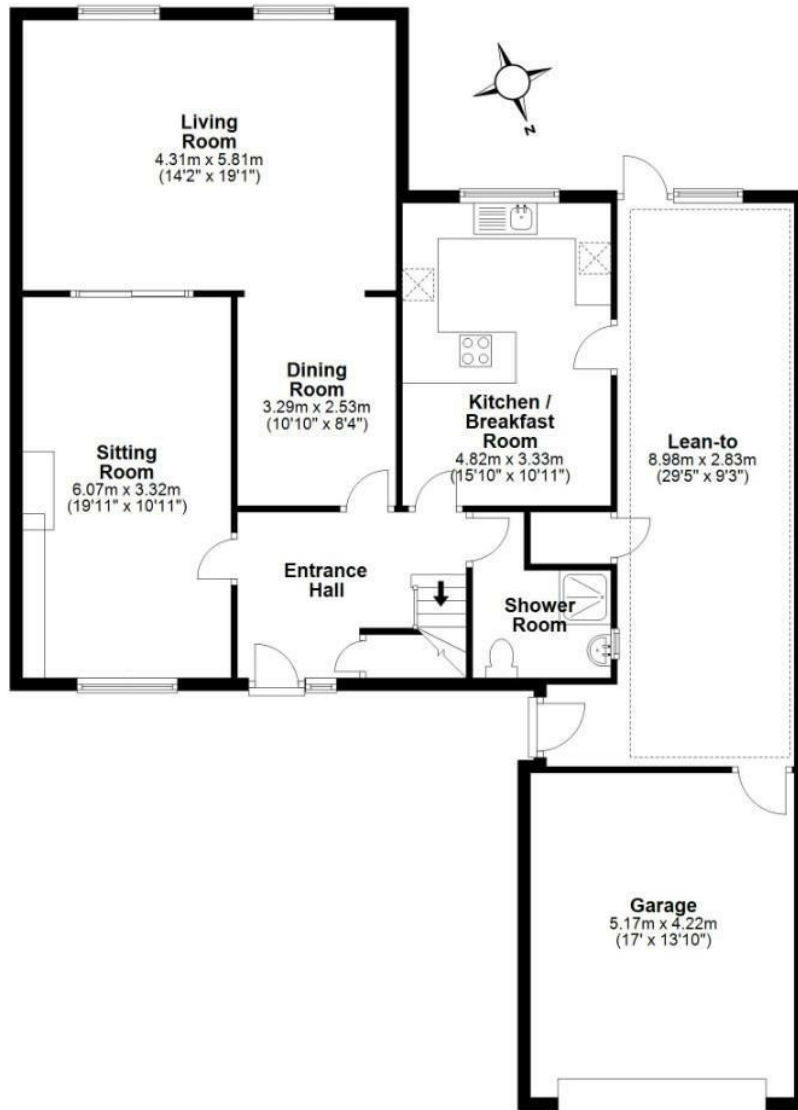
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor

Main area: approx. 87.6 sq. metres (942.9 sq. feet)

Plus garages, approx. 21.8 sq. metres (235.0 sq. feet)
Plus lean-to, approx. 26.8 sq. metres (288.9 sq. feet)



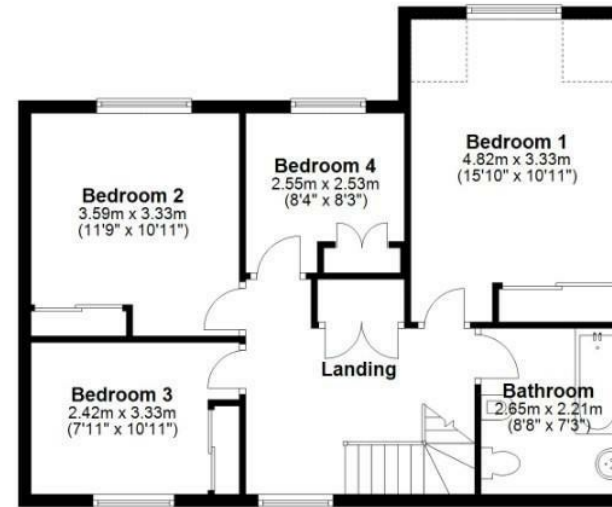
Main area: Approx. 149.7 sq. metres (1611.0 sq. feet)

Plus garages, approx. 21.8 sq. metres (235.0 sq. feet)
Plus lean-to, approx. 26.8 sq. metres (288.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



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		
England & Wales	56	71
EU Directive 2002/91/EC		

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

