



Haverhill Road | Stapleford | Cambridge | CB22 5BX

£1,725 PCM

COOKE
CURTIS
& CO

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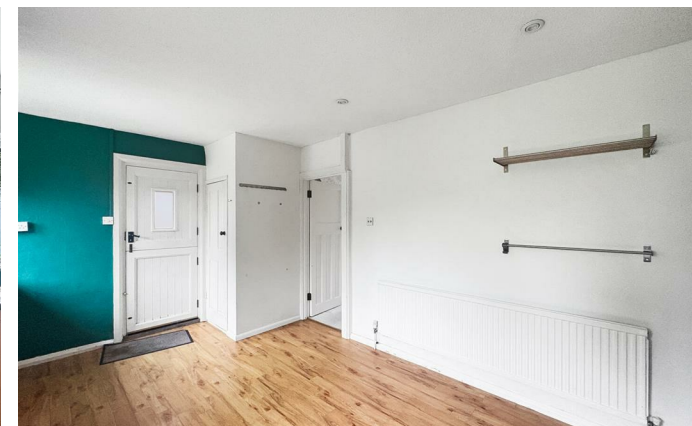
A two bedroom semi-detached home currently undergoing redecoration boasting beautiful gardens and idyllic countryside views. Situated in the ideal location for Addenbrookes, Babraham Science Park, M11 & A11.

- 79 sqm / 854 sqft
- EPC - D
- Gas central heating
- Driveway parking
- 3 bed 1 bath 1 recep
- Council tax band - D
- Unfurnished
- Available October 2026

This two-bedroom home offers up fantastic accommodation overlooking the playing fields to the front and fields to the rear. a large driveway provides parking for at least 2 cars.

Entrance hall and family living room with decorative fireplace. The kitchen comes with white goods including cooker, tall fridge and under counter freezer with space for a washing machine. Upstairs there are 3 bedrooms 2 doubles and a small single/study. The master bedroom comes with two built in double wardrobes and views to the rear fields. Family bathroom with P-shaped bath and shower over, WC, wash basin and tall heated towel rail.

To the exterior rear the property comes with 4 total storage sheds. One small bike store two larger sheds and a further 4th shed for gardening





equipment. The garden is a mix of lawn and mature shrubs and trees along with compost heap and several vegetable patches, heaven for those with green fingers.

Available 5th October 2026.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: Octopus Energy
Find my supplier suggest the gas is currently supplied by: Octopus Energy
Ofcom suggests the maximum broadband speed is: 1000mbps
Gov.uk suggests the property has a low flood risk. More information can be found at: <https://www.gov.uk/check-long-term-flood-risk>

Stapleford and the Shelfords are thriving villages about 2 miles south of the city and is especially desirable to those looking for easy access into Cambridge from a traditional and attractive village.

They have an Ofsted 'Good' primary schools that feeds Sawston Village College (2 miles), great pubs, two small supermarkets, garage, selling cars and the benefit of a petrol filling station, hairdresser, beauty salon and barber, deli, café and butchers. Further facilities including a GP surgery and dentist can be found along with a library large recreation ground, restaurants, tennis club and social clubs. The Gog Magog Hills, trust land, golf club and Wandlebury Country Park are at the northern edge of the village.

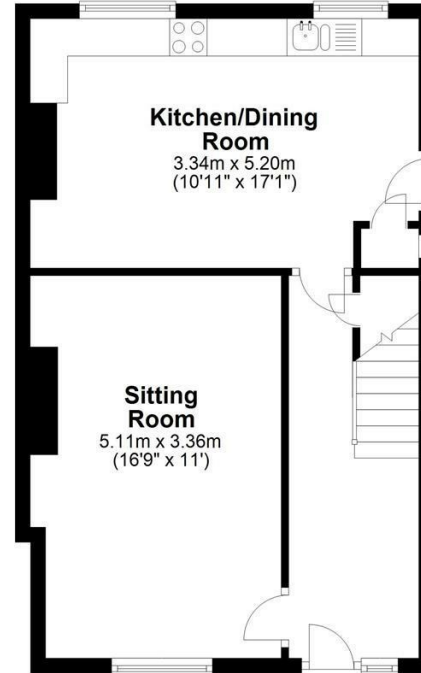
Easy access to town and Addenbrooke's by road, regular buses, car-free purpose-built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street.

It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.



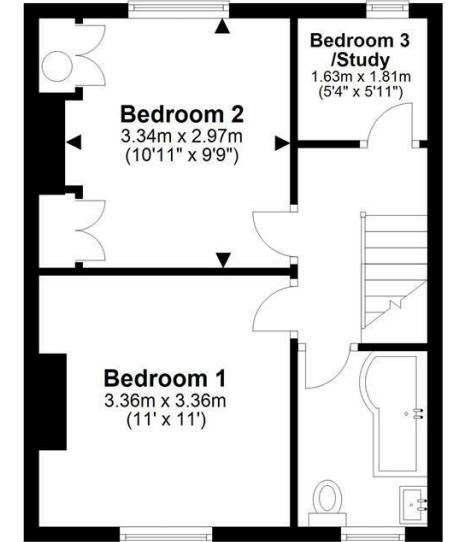
Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 79.4 sq. metres (854.6 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Council Tax Band **D** EPC Rating **D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) A			84
(81-111) B			
(59-80) C			
(35-58) D		60	
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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