

GRAY TOYNBEE

13 Hawthorn Avenue

Hauxton, CB22 5JA

Guide price £625,000

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- 4 bed, 2.5 bath, 2 recep
- Large driveway and a partially converted garage
- No onward chain
- Recent boiler service and EICR
- Private south-east facing garden
- Impressive kitchen/dining room extension







An extended home of 1665 sqft / 155 sqm with a private south-east facing garden, for sale with no chain and enjoying a peaceful cul-de-sac position, a 5-minute walk from the village school.

This versatile detached house is a much loved family home and enjoys an enviable position within Hauxton, just south of Cambridge City and a 12-minute cycle from Shelford Train Station. The house was extended in 2001 and offers versatility to suit individual purchasers needs.

Every detail has been carefully considered. Attractive flooring, an abundance of natural light and a spacious, modern kitchen with a central island sit alongside an open-plan family / dining room, while a feature gas fireplace brings warmth to the bay-fronted sitting room. The result is a home that feels spacious, versatile, and thoughtfully designed with modern living in mind. The entrance porch offers space for coats and footwear, with an inner hall providing access to a utility room and a cloakroom W.C.

Upstairs are 4 good sized bedrooms, all including built-in cupboards. The









principal bedroom is particularly spacious and includes an en suite shower room. The family bathroom includes a separate bath and shower, is complemented by attractive tiling, inset spotlights and a heated towel rail.

Outside the front of the property is set back behind a generous shingled driveway offering parking for 3-6 vehicles. The rear garden has been well tended and offers a superb degree of privacy. There is a greenhouse, lock-up and storage shed with mains power, all of which are included within the sale. The garden has 2 paved seating areas, well suited to alfresco dining during the warmer months. The remainder of the garden is laid to lawn and there are also 2 raised sleeper beds. There is a secure sheltered storage area to one side of the house, and secure gated side access to the other.

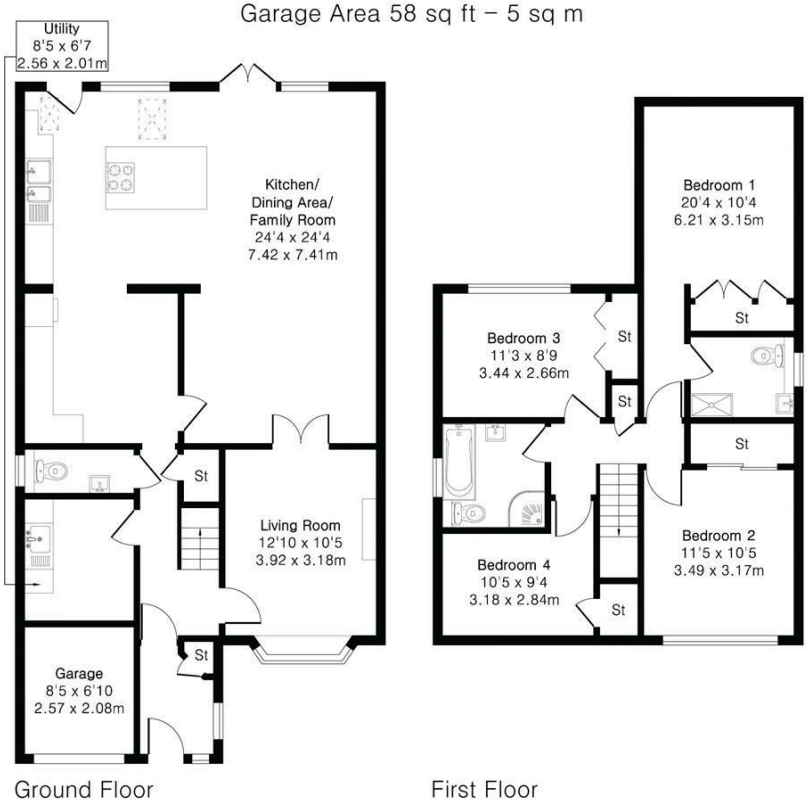
The property is available with no onward chain.





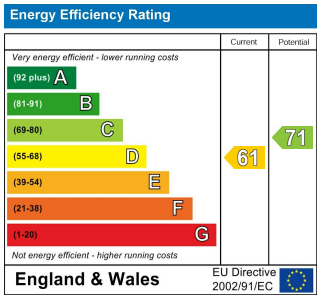
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Approximate Gross Internal Area 1665 sq ft - 155 sq m
(Excluding Garage)
Ground Floor Area 956 sq ft – 89 sq m
First Floor Area 709 sq ft – 66 sq m
Garage Area 58 sq ft – 5 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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