



Mead Avenue | Hauxton | Cambridge | CB22 5FS

£2,950 Per Month

COOKE
CURTIS
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Spacious four-bedroom detached home with garage and garden. Set within a quiet residential development, this well-presented four-bedroom detached home offers generous living space, modern interiors, and a practical layout ideal for family living.

- 140sqm / 1501 sqft
- EPC - B / 82
- Gas central heating
- Unfurnished
- 4 bed, 2 bath, 2 recep
- Council tax band - E
- Garage
- Available January 2026

Spacious four-bedroom detached home with garage and garden. Set within a quiet residential development, this well-presented four-bedroom detached home offers generous living space, modern interiors, and a practical layout ideal for family living.

The ground floor features a bright kitchen/dining room with French doors opening to the rear garden, providing an excellent space for both everyday use and entertaining. The kitchen comes fully fitted with appliances, including a fridge/freezer and washing machine, and is complemented by a separate utility room and ground floor WC for added convenience.

The sitting room offers a comfortable retreat, while the





office/bedroom five provides flexibility for home working or guest accommodation.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en suite, along with a modern family bathroom.

Outside, the property benefits from an enclosed rear garden with patio area, perfect for outdoor dining, and a detached garage with driveway parking.

Available 17th January 2026 to a professional household. Pets considered.

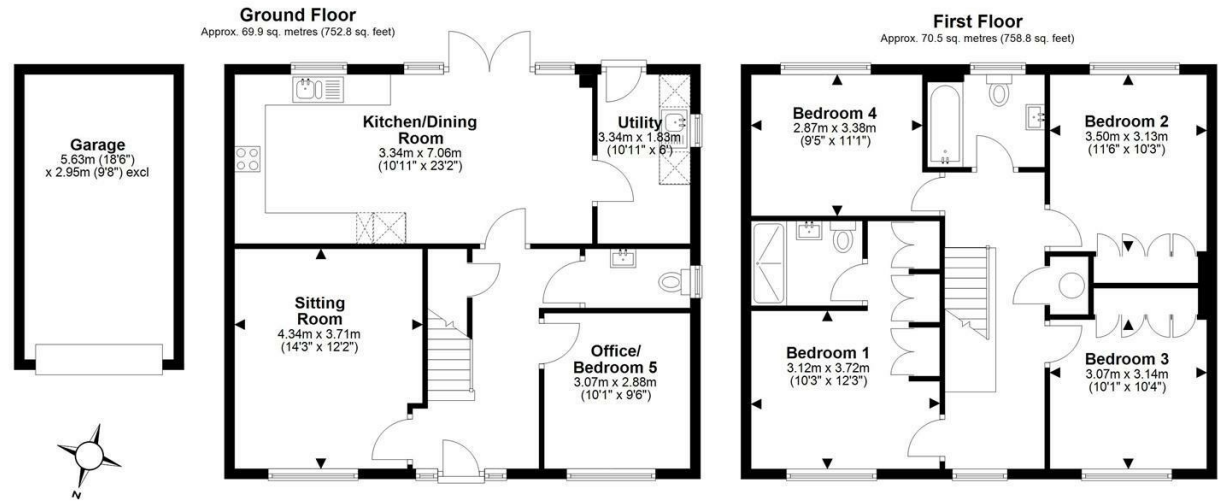
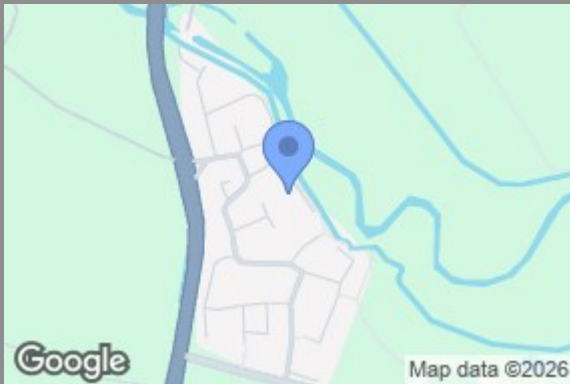
Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

UK power networks suggest the gas and electricity is currently supplied by: OVO

Ofcom suggests the maximum broadband speed is: 1000Mbps
Gov.uk suggests the property has a very low flood risk.

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.

There are good cycle routes to Cambridge, including a newly opened cycleway across to Trumpington Park and Ride and on to the Guided Busway cycle route, plus a regular bus service to Addenbrooke's and into the city centre.



Total area: approx. 140.4 sq. metres (1511.6 sq. feet)

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

Council Tax Band **E** EPC Rating **B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			91
(91-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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