



Redmayne Arnold & Harris  
estate agents, letting agents & surveyors

[rah.co.uk](http://rah.co.uk)



TO LET

34 Hillfield Road, Comberton, Cambridge, CB23 7DB

£1,300 PCM



## THE PROPERTY

A spacious and well-presented two-bedroom maisonette located in a quiet cul-de-sac in the highly sought-after village of Comberton. This versatile home offers generous accommodation across three floors and excellent access to local amenities, the M11, Cambridge City Centre, Addenbrooke's Hospital and well-regarded local schools.

The property comprises an entrance hall on the ground floor. On the first floor, you'll find a bright living room, two well-proportioned double bedrooms, and a family bathroom. The second floor features a spacious kitchen/dining area, ideal for both everyday living and entertaining.

Externally, the property benefits from a private rear garden and a separate home studio—perfect for remote working or hobbies. On-street parking is available, along with access to a single garage located en-bloc.

Situated in a popular village setting with a strong community feel, this property offers a perfect balance of peaceful living and convenient connectivity.

Managed directly by RAH.

Council Tax Band: C

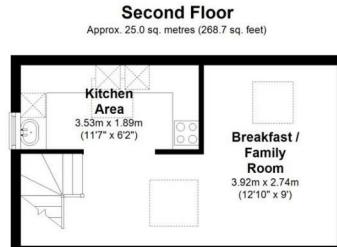
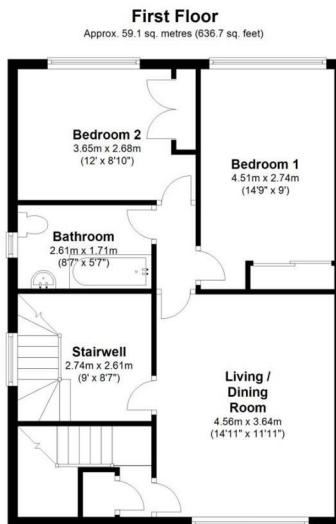
EPC Rating: D

Deposit: £1500

Holding deposit: £300

Minimum tenancy length: 12 months

## SITUATION



Total area: approx. 84.1 sq. metres (905.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Directions

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			