



36 Haverhill Road, Stapleford, Cambridge, CB22 5BX
Guide Price £550,000 Freehold



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AN ESTABLISHED SEMI-DETACHED HOUSE, OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH SCOPE FOR FURTHER ENLARGEMENT AND IMPROVEMENT, SET WITHIN A LARGE, MATURE GARDEN IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom semi-detached house
- 1 bathroom, 1 reception room
- Off road parking and garage
- Large mature rear garden, views over fields to the rear
- EPC-C / 72
- 927 sqft/86 sqm
- Gas fired central heating boiler (2024)
- Built in 1938
- Chain free
- Council tax band-D

The property occupies a prominent non-estate position, set back from the road within this sought-after village with the primary school, main line train station and Great Shelford's thriving village centre just a short walk away. The property offers great potential for expansion and given the neighbouring houses have been enlarged and improved, the planning approval should be relatively straight forward.

The accommodation comprises an entrance hall with stairs to first floor accommodation, large walk-in utility cupboard with a wall mounted gas fired central heating boiler (fitted 2024) and plumbing for a washing machine and space for a tumble drier. The sitting/dining room is a generous dual aspect room with JFrench doors to the garden plus a feature fireplace with inset cast iron wood burning stove. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, four ring ceramic hob, double oven, extractor plus space for a fridge/freezer, washing machine and tumble drier and stable door out to the garden.

Upstairs there are three good sized bedrooms and a family bathroom and a family bathroom comprising a low level WC, pedestal wash hand basin, panel bath and heated towel rail.

Outside, the property is set back from the road behind a lawned front garden with a driveway to the side, accommodating numerous vehicles and leading to a large detached one car garage with double doors, power and light connected. The rear garden is laid to shaped and well maintained lawns with well stocked flower and shrub borders and beds, a varied selection of specimen and fruit bearing trees, bushes and hedging plus a paved patio area. At the end of the garden there is a vegetable/fruit/herb garden with two greenhouses, timber shed and views over farmland beyond.

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; gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-D

Fixtures and Fittings

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

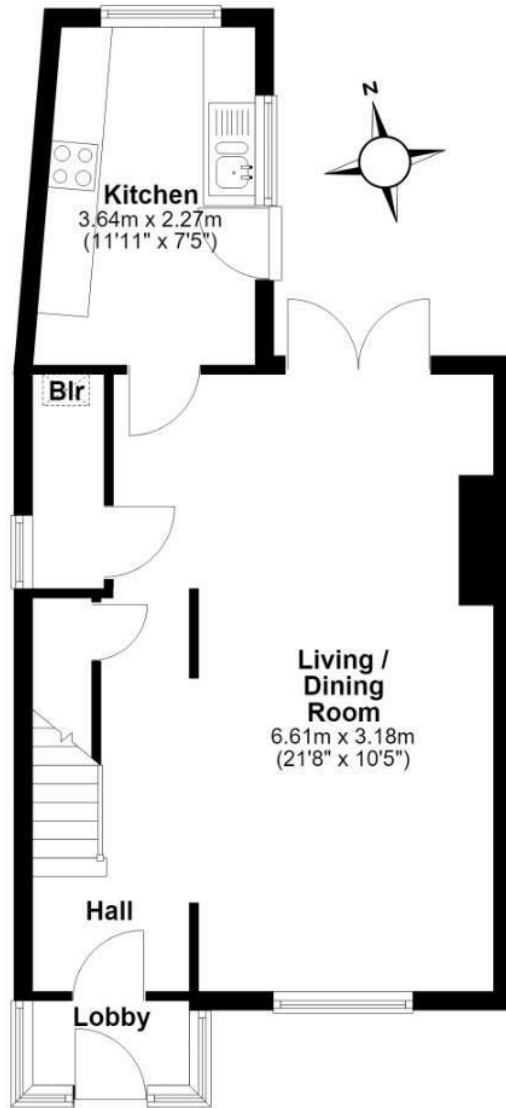
Viewing

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



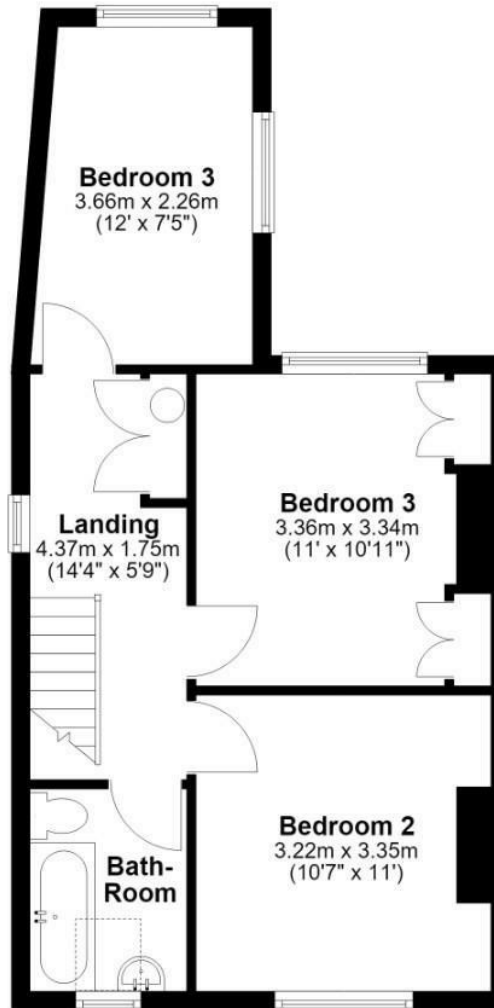
Ground Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 27.6 sq. metres (297.5 sq. feet)



Main area: Approx. 86.1 sq. metres (927.0 sq. feet)
Plus garages, approx. 27.6 sq. metres (297.5 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	EU Directive 2002/91/EC

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