



25 Cambridge Road, Hardwick, Cambridge, CB23 7QQ
Guide Price £495,000 Freehold



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AN INDIVIDUAL, DETACHED, CHALET STYLE RESIDENCE OFFERING DECEPTIVELY SPACIOUS AND WELL-PLANNED ACCOMMODATION SET WITHIN A LARGE, MATURE GARDEN LOCATED WITHIN THIS SOUGHT-AFTER VILLAGE.

- 3 / 4 bed detached chalet style residence
- Well equipped kitchen / breakfast room plus utility room
- 2 reception rooms plus conservatory
- Potential for modernisation and expansion subject to planning
- Off road parking and garage
- Mature and private gardens

Evergreen enjoys a fine non-estate position set back from the road just a short walk from the village primary school and village shop. This fine individual house has been extended over the years offering spacious and well-planned accommodation with scope for further enlargement and modernisation. The property is screened from the road with two driveways and a garage plus a mature and private garden.

The accommodation comprises an entrance hall with stairs rising to the first floor accommodation and fitted storage cupboard. There are three bedrooms including bedroom 4, currently used as a dining room, a family bathroom with both bath and shower cubicle. The dual aspect sitting room benefits from a wall-mounted gas fire with patio doors out to the conservatory, which in turn enjoys panoramic views over the garden. The kitchen / breakfast room is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces, an inset one and a half sink unit with mixer tap and drainer, breakfast bar, four-ring gas hob, double oven, extractor and space for a dishwasher. From the kitchen there is a side lobby with a door to the front and rear of the house with a utility room and a cloakroom w.c. just off.

Upstairs, there is a large double bedroom with fitted wardrobe cupboards and bedroom furniture and an ensuite bathroom.

Outside, conifer trees screen the property from the road and enclose a lawned front garden. Two blocked paved driveways provide ample parking and lead to a garage with a powered roller door and power and light connected. Side access leads to the rear garden, which is laid mainly to shaped and manicured lawns with well-stocked, colourful flower and shrub borders and beds, paved patio, a selection of trees and bushes, vegetable garden area with greenhouse and two timber sheds, all enjoying good levels of privacy and seclusion.

Location

Hardwick is an attractive village lying just 5 miles west of Cambridge. It is a village surrounded by open countryside where there are several golf courses and excellent walks nearby, including the well known Wimpole Way. There is also a cycle path from the village to Cambridge. It benefits from a convenience store, post office, a public house, a church and a well regarded primary school. Hardwick is in the catchment for the Comberton Village College and sixth form, which is currently rated 'outstanding' by OFSTED. Communications are excellent with easy access to the A428 and junction 13 of the M11 being just over 3 miles distant. The Cambridge Science Parks as well as the city centre are easily accessible. The village is now also served by super fast fibre optic broadband.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax - E

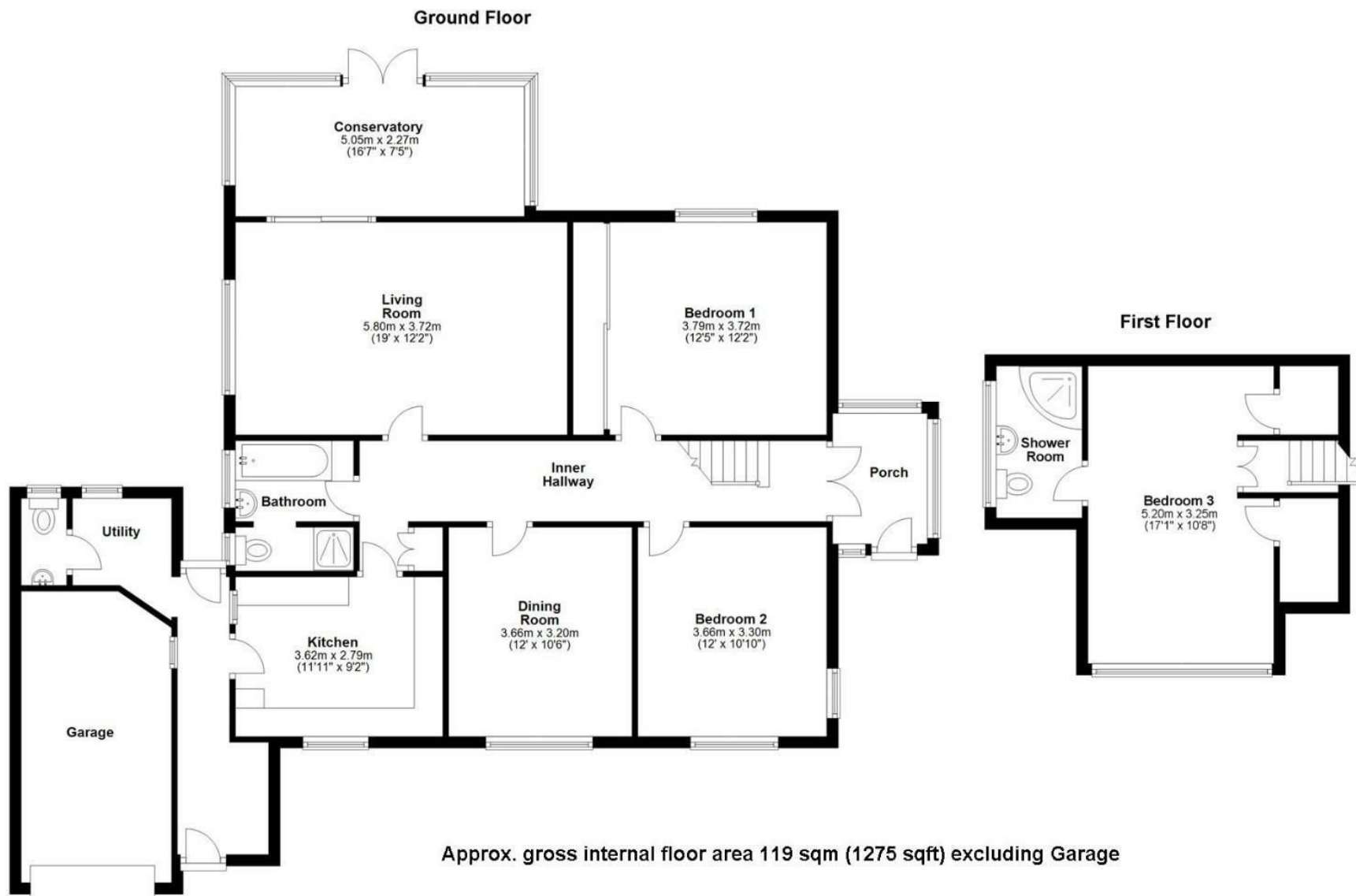
Fixtures and Fittings

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		56
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

