



31 The Elms, Haslingfield, Cambridge, CB23 1ND
Guide Price £650,000 Freehold



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A MODERN DETACHED FAMILY RESIDENCE, IMMACULATELY PRESENTED THROUGHOUT, SET WITHIN A PRIVATE GARDEN WITH OFF ROAD PARKING, GARAGE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom, 2.5 bathroom detached house
- 1500 sqft/139 sqm
- 2 reception rooms plus play room
- 0.08 acre plot with a West facing garden
- Well equipped kitchen/breakfast room plus utility room
- Gas fired central heating to radiators
- Off road parking and garage
- Built in the 1990s
- EPC-C/72
- Council tax band-F

The property occupies a pleasant, tucked away, cul-de-sac position, just a short walk from the village primary school, church and shop. The property has been meticulously maintained by the current owners and is beautifully presented throughout.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, fitted coat cupboard, wood flooring and a cloakroom/WC just off. The sitting room boasts an attractive feature fireplace with stone surround and hearth, solid wood flooring and French doors give access to the dining room which, again with wood flooring and patio doors to the garden. The kitchen/breakfast room is fitted with attractive cabinetry, ample working surfaces with inset one and a half sink unit with mixer tap and drainer, breakfast bar, four ring ceramic hob, double oven, extractor, integrated dishwasher and space for an American style fridge/freezer. Just off is a play room and a utility room which accommodates the usual white goods, with patio doors to the garden.

Upstairs off the landing are four good sized bedrooms, including the master bedroom with dressing room and en suite bathroom. The other bedrooms are serviced by a family shower room.

Outside, the front garden is laid to lawn with a driveway providing off road parking for two cars and leading to a garage with up an over door, power and light connected. The gas fired central heating boiler is also positioned in the garage. Side access leads to the rear garden which is laid mainly to lawn with flower and shrub borders and beds, a paved patio, a selection of specimen trees and mature hedging and all enjoys good levels of privacy.

Location

Haslingfield is a much-admired village lying just 6 miles southwest of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester). The village is well served by a store/shop, café, village hall and a post office. There is a very well-regarded village primary school and the property is in the catchment area for the highly regarded Comberton Village College, being top of the league tables for a number of years, is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes' drive. There is also a regular bus service to Cambridge.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-F

Fixtures and Fittings

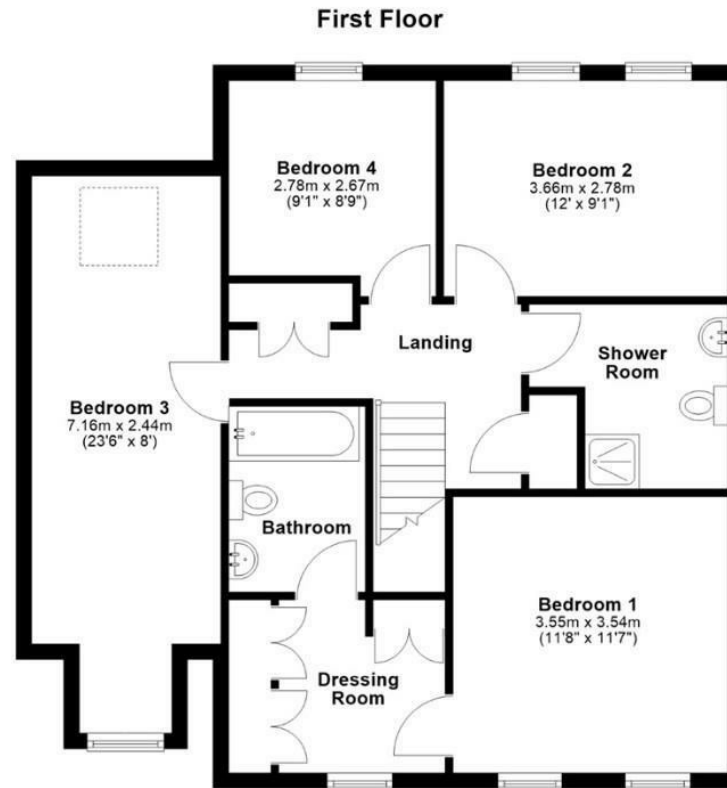
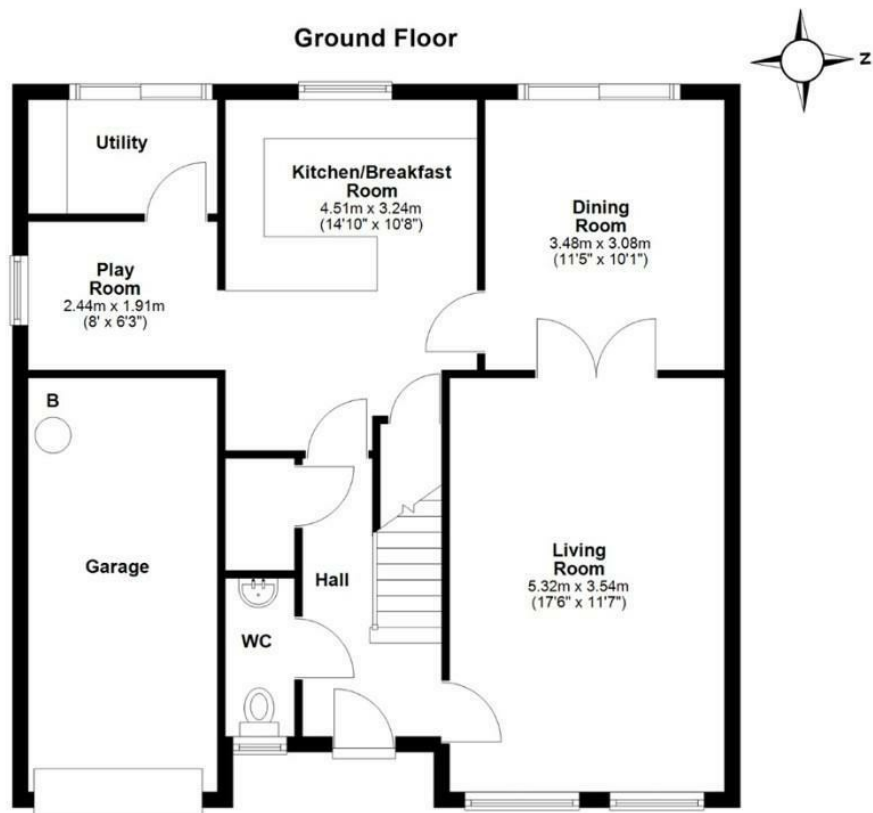
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 139 sqm (1500 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(39-54) E		
(21-38) F		
(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.



