



8 Aylesford Way, Stapleford, Cambridge, CB22 5DP
Guide Price £450,000 Freehold



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AN EXTENDED SEMI-DETACHED, CHALET STYLE RESIDENCE OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION OF APPROXIMATELY 1400 SQFT, REQUIRING FULL REFURBISHMENT AND SET WITHIN A GENEROUS MATURE GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom semi-detached dwelling
- Constructed in the 1960s
- Gas-fired central heating to radiators
- EPC - E / 54
- 1 shower room, WC, 1 open plan reception/dining room
- 1400 sqft / 130 sqm
- 0.10 acres
- Off road parking
- Council tax band - E
- Chain free room

The property occupies a pleasant position within the village just a short walk from Great Shelford's thriving centre and the main line train station. Over the years the property has been extended plus a proportion of the roof space has been converted, offering extremely versatile accommodation. The property requires full refurbishment plus the generous double length garage could easily be converted into a hobby/office space subject to planning consents.

The accommodation comprises a welcoming reception hall with stairs to the first floor accommodation, fitted storage cupboard, oak flooring and a cloakroom/ WC just off. There are two double bedrooms on the ground floor and a shower room plus an loft storage room/occasional bedroom on the first floor. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, four ring gas hob, extractor plus space for a fridge/freezer, washing machine, dishwasher and a free standing gas-fired central heating boiler. The sitting/dining room is a large family space with open fireplace, oak flooring and patio doors that lead out to the conservatory which in turn enjoys views over the garden.

Outside, there is a low maintenance walled shingled front garden with a driveway to the side providing off road parking and leading to the double length garage, up-and-over door, power and light connected and personal door to the garden. The rear garden is somewhat overgrown but is laid mainly to lawn with paved patio, a selection of mature trees and bushes, greenhouse and all enclosed by fencing and hedging.

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.

Access from this home is very convenient 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 mains drainage

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

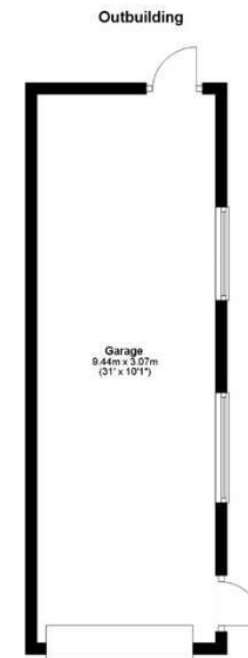
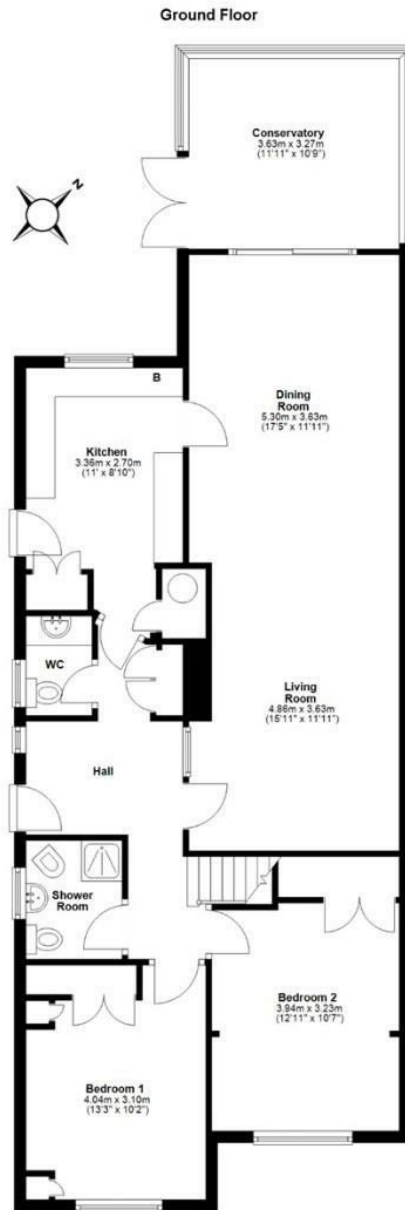
Fixtures and Fittings

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





Approx. gross internal floor area 130 sqm (1400 sqft) excluding Outbuilding

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		54	72
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.

