25 Westlands, Comberton, Cambridge, CB23 7EH

Guide Price £625,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN EXTENDED DETACHED FAMILY HOME, OFFERING SPACIOUS AND WELL PLANNED ACCOMMODATION, SET WITHIN A GENEROUS WALLED GARDEN WITH AMPLE PARKING, GARAGE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

• 4 bed detached house • 1400 sqft /131 sqm • 0.2 acre plot • 2 reception rooms, 1 bathroom • Large kitchen/breakfast room • Oil-fired central heating to radiators • Off road parking, garage and adjoining workshop • Built in the 1970s • EPC-E / 43 • Chain free

The property enjoys a fine position within this highly sought-after residential area, just a moments walk from Comberton Village College. Over the years, the property has had a substantial ground floor extension and could easily be enlarged further, subject to planning consents, given its generous corner plot.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, parquet flooring and a cloakroom/WC just off. There are two generous reception rooms including a sitting room with feature open fireplace and a dining room with French doors tot he garden. The kitchen/breakfast room is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces including a breakfast bar with double sink and drainer, a Neff induction hob, double oven, warming drawer and extractor hood, free standing oil fired central heating boiler, space for a fridge/freezer, dishwasher and washing machine. There is a generous rear hallway, door to the garden and this could easily be converted into a utility room.

Upstairs there are four bedrooms, three of which have fitted wardrobes and a family bathroom comprising a low level WC, pedestal wash hand basin, panel bath and a heated towel rail.

Outside, the front garden is mainly laid to shingle with flower and shrub borders and beds. There is a generous driveway providing parking for three to four vehicles and leading to the garage with up and over door, power and light connected. To the rear of the garage is an adjoining workshop which could be converted to a place of work. Gated access on both sides of the property leads to the rear garden which has been designed with ease of maintenance in mind, laid mainly to shingle and paved patio's and paved pathways with well stocked flower and shrub borders and beds, a selection of specimen trees and fruit bearing trees, a greenhouse and all is enclosed by walling and enjoys good levels of privacy and seclusion.

Location
Comberton is a much admired and considerably sought-after village lying just 6 miles west of the City and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public. There are a number of local shops including a very well stocked Co-op, dentist, hairdresser, and pub. There is both a playgroup and excellent nursery in the village and a well regarded GP practice, as well as dispensing pharmacy. Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

Tenure
Freehold

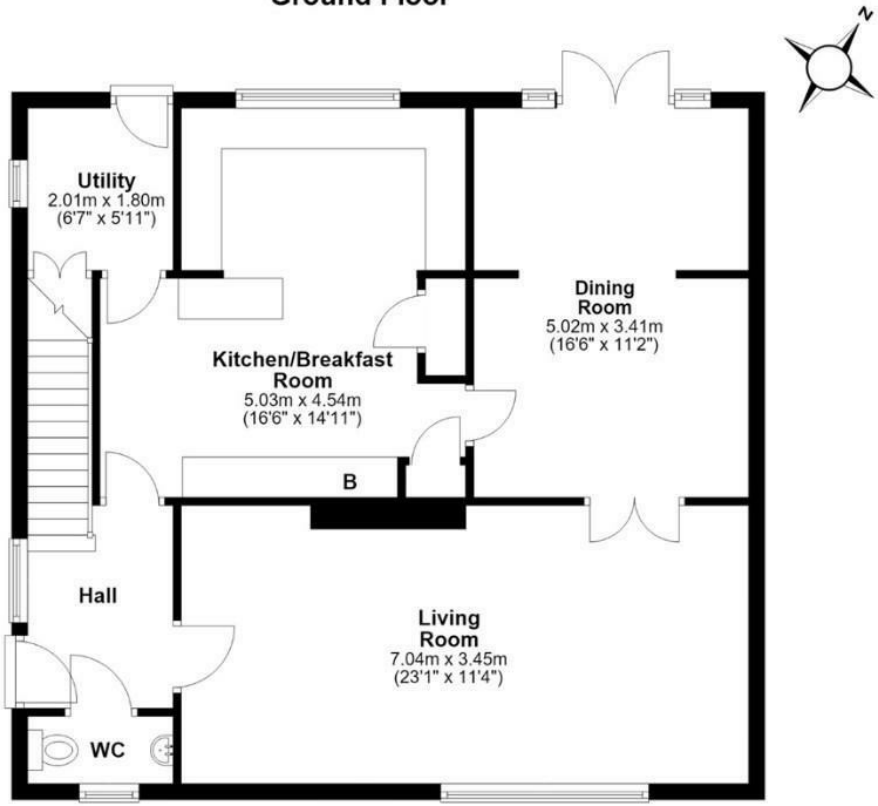
Services
Mains services connected include electricity, water and mains drainage. Oil fired central heating

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

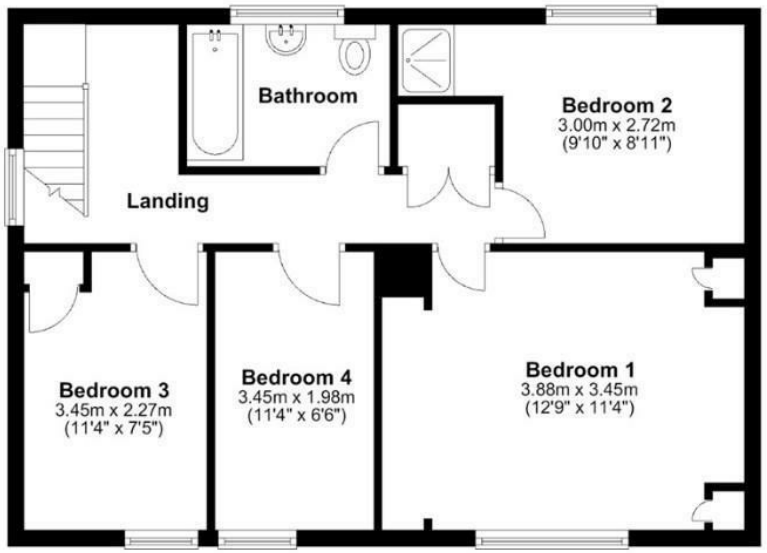
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

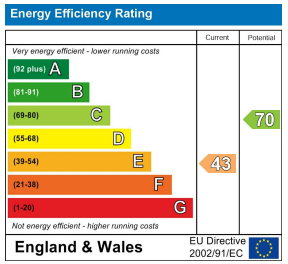
Ground Floor



First Floor



Approx. gross internal floor area 131 sqm (1400 sqft)



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.