



34 Hillfield Road, Comberton, Cambridge, CB23 7DB  
Guide Price £250,000 Leasehold



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**A GENEROUSLY PROPORTIONED MAISONETTE WITH SPACIOUS ACCOMMODATION ARRANGED OVER TWO FLOORS WITH PRIVATE GARDEN, GARAGE AND LOCATED WITHIN THIS POPULAR VILLAGE.**

- 2 double bedroom maisonette
- 905 sqft/84 sqm
- Private garden with external home office
- Garage en bloc
- Council tax band-C
- 2 reception rooms
- Well equipped kitchen
- Off-peak night storage heaters
- EPC- D / 65
- Chain free

The property occupies a pleasant, traffic-free position overlooking a green space and just a short walk from the village primary school. The property boasts a private garden with a timber studio/home office and a garage which is nearby en bloc.

The accommodation comprises a front door with stairs to the hallway with fitted storage cupboard and a door to a generous living room overlooking the green area to the front of the property. Off the inner hallway are two double bedrooms, both with fitted wardrobe cupboards and a family bathroom. From the side lobby are stairs to the second floor accommodation, there is a recess under with plumbing for a washing machine and a washer/dryer. On the second floor is a well equipped kitchen fitted with attractive cabinetry, ample fitted working surfaces, circular sink unit, four ring ceramic hob, oven, extractor and integrated fridge/freezer and dishwasher. The kitchen opens to a dining/family room with pitched roof and solid wood flooring with two Velux windows, bathing the room in natural light.

Outside, the side passageway leads to the rear garden which is mainly laid to lawn with well stocked flower and shrub borders and beds, enclosed by hedging and mature trees and a timber studio/office with power and light connected. The garage en bloc is located at the end of the footpath, walking back to the vehicular area within the road on the left hand side. There is an outside tap and storage cupboard for garden equipment.

**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, in Comberton. 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**

Leasehold  
Leasehold is 999 years from 29 September 1966, with 939 years remaining.  
Ground rent is £15 per annum, this has not increased since 24th March 1966.  
Vendor has advised RAH that there is no service charge to pay.  
Lease details available on request.

**Services**

Mains services connected include: electricity, water and drainage. Off-peak night storage heaters

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**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



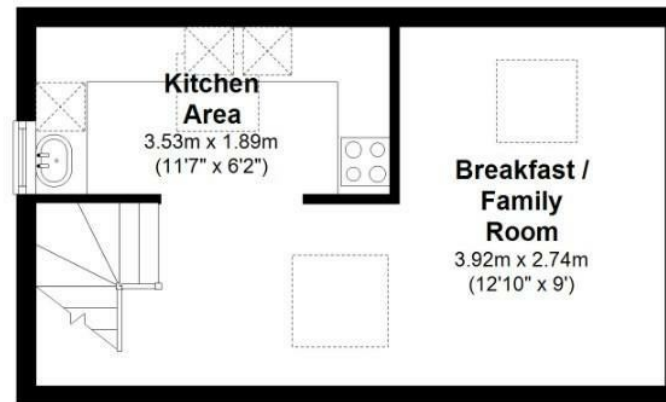
## First Floor

Approx. 59.1 sq. metres (636.7 sq. feet)



## Second Floor

Approx. 25.0 sq. metres (268.7 sq. feet)



Total area: approx. 84.1 sq. metres (905.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

