



78 Green End, Comberton, Cambridge, CB23 7DY

Guide Price £650,000 Freehold



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01223 800860

AN EXTENDED, LINK-DETACHED FIVE- BEDROOM HOUSE , OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, SET WITHIN MATURE, PRIVATE GARDENS AND GROUNDS EXTENDING TO 0.21 ACRES AND LOCATED WITHIN THE VILLAGES' MOST SOUGHT-AFTER ADDRESSES WITH PANORAMIC VIEWS OVER FIELDS.

- Extended, link detached house
- 5 bedrooms, 2 bathrooms, 2 reception rooms
- Built in the 1950s
- Off road parking and garage
- Council tax band - E
- 1650 sqft / 153 sqm
- 0.21 acre plot
- Oil-fired central heating to radiators
- EPC - D / 59
- Chain free

The property occupies a wonderful position, tucked away towards the end of this highly sought-after road with panoramic views over fields and just a short walk from the village amenities and schooling. The property, over the years has been extended and much improved, offering versatile and well-planned accommodation, extending to 1800 sqft, with ample parking, garage and mature, private gardens, extending to 0.21 acres.

The accommodation comprises a spacious and welcoming reception hall with oak flooring, a fitted coat cupboard, an airing cupboard and a wet room just off. This comprises a low level WC, a wall-mounted wash hand basin and a generous shower area. There are two reception rooms including a sitting room with an open fireplace, oak flooring and a dining room with patio doors to the garden. The kitchen/breakfast room is fitted with contemporary cabinetry, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and drainer, a pantry cupboard, a four-ring induction hob, a double oven, extractor, plus space for a washing machine, dishwasher and a fridge/freezer. Off the inner hallway/study, stairs rise to the first floor accommodation and there is a bedroom with a fitted wardrobe cupboard.

Upstairs there are four further good sized bedrooms, all with fitted wardrobe cupboards and a family bathroom which comprises a low level WC, panel bath, vanity wash hand basin and a heated towel rail.

Outside, the property is set back from the road behind a generous lawned front garden. A driveway provides parking for several vehicles and leads to the garage with an up-and-over door, power and light connected. Side access leads to the mature and private rear garden, which is laid mainly to lawn with flower and shrub borders and beds, a wide and varies selection of mature trees and hedging, two timber sheds and all overlooks farmland to the rear.

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

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

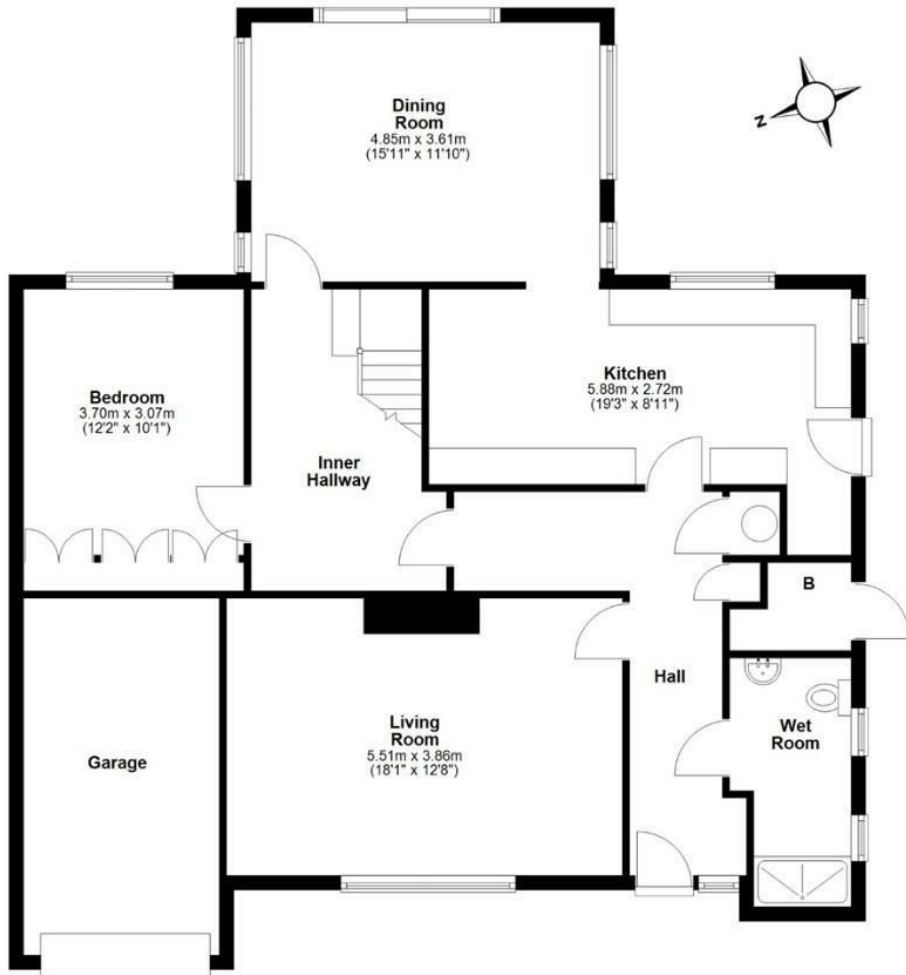
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

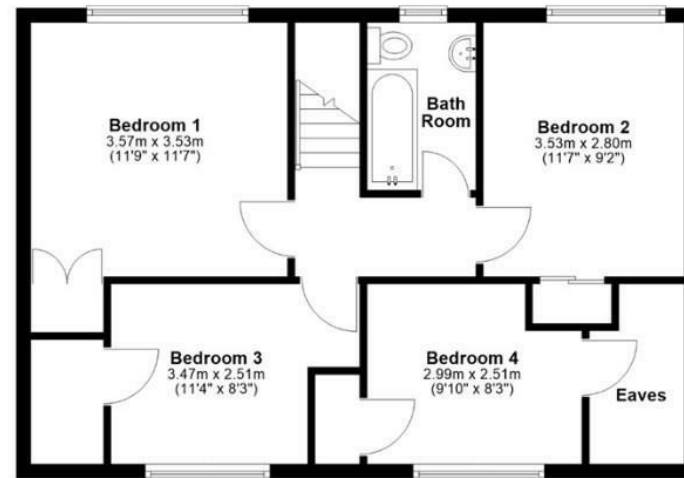
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 153 sqm (1650 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(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.

