



37 Turner Crescent, Hauxton, Cambridge, CB22 5GE  
Guide Price £525,000 Freehold



rah.co.uk  
01223 800860

**A MODERN END OF TERRACE FOUR-BEDROOM HOUSE, BEAUTIFULLY PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS, ENJOYING A PLEASANT CUL-DE-SAC POSITION OVERLOOKING A CHILDREN'S PLAY PARK AND CONVENIENTLY LOCATED FOR CAMBRIDGE CITY CENTRE, ADDENBROOKES MEDICAL CAMPUS AND THE M11 MOTORWAY.**

- End of terrace house
- 4 bedrooms, 2 bathrooms, 1 reception room
- 1197.9 sqft/111.3 sqm
- Well equipped kitchen/dining room
- Gas fired central heating to radiators
- Driveway providing parking for two cars with electric car charger
- EPC-B/85
- Council tax band-D

The property enjoys a pleasant position overlooking a park and boasts a tranquil cul-de-sac position within this highly sought-after residential development.

The accommodation consists of a spacious and welcoming reception hall with stairs rising to first floor accommodation, a fitted cupboard housing a washing machine. There is a cloakroom/WC just off. The kitchen is fitted with contemporary cabinetry, ample quartz work surfaces with inset one and a half sink unit with mixer tap and drainer. There are a range of integrated appliances and these include a four ring gas hob, double oven, extractor, dishwasher and fridge/freezer. The sitting room boasts a fitted entertainment wall with fitted storage cupboards and book shelving plus French doors out to the garden.

On the first floor landing with stairs rise to second floor and a fitted airing cupboard, three bedrooms and a luxury family bathroom. On the second floor landing, with two large storage cupboards, there is a master bedroom with fitted wardrobe cupboards and a luxury en suite shower room.

Outside, there is a driveway providing parking for two cars with electric car charger. Gated access leads to the rear garden which is laid to artificial turf with a paved patio, flower and shrub border, timber shed and all is enclosed by fencing.

#### **Location**

Hauxton is a highly sought-after South Cambridgeshire village situated just 4 miles from Cambridge City centre. Excellent shopping facilities are provided by the neighbouring village of Great Shelford and rail links to London Liverpool Street are available from the mainline train station there. The property is only about 1.8 miles from Waitrose Supermarket. In addition there is easy access to the M11, Addenbrooke's Hospital, Cambridge Biomedical Campus and the Park and Ride at Trumpington.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-D

#### **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

#### **Agents Note**

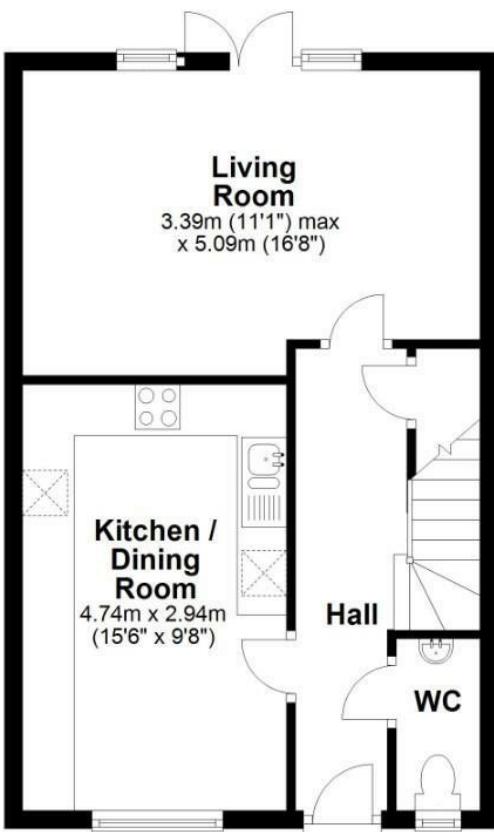
The vendor is related to an employee of Redmayne Arnold and Harris.





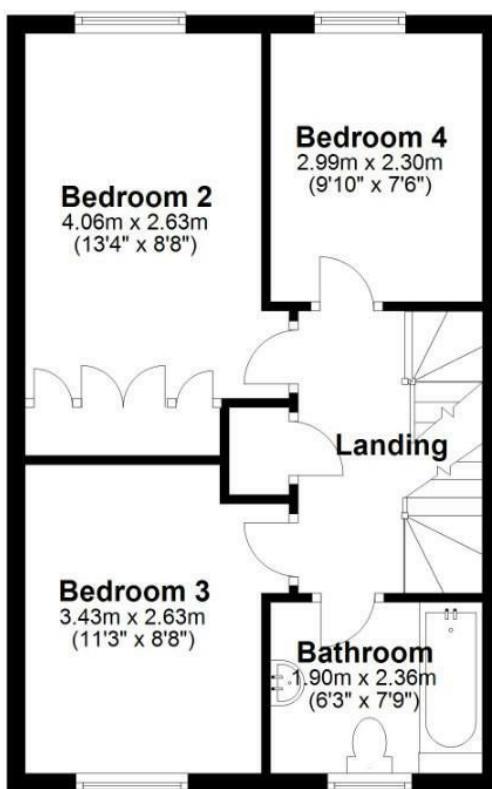
## Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



## Second Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 111.3 sq. metres (1197.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

