



17 Wymund Way, Hauxton, Cambridge, CB22 5FQ

Guide Price £650,000 Freehold



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**AN IMPRESSIVE, DETACHED FAMILY HOME OFFERING SPACIOUS  
ACCOMMODATION LOCATED IN THIS HIGHLY SOUGHT-AFTER SOUTH VILLAGE,  
WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- 4 bedroom detached house
- 2 bathrooms, 2 reception rooms
- Gas fired central heating to radiators
- EPC-B/91
- Chain free
- 1105 sqft/102 sqm
- Constructed in 2016
- Garage and off road parking
- Council tax band-E
- Underfloor heating in the kitchen and air conditioning in the living room and three of the four bedrooms

17 Wymund Way has undergone several improvements by the current owner, to include underfloor heating in the kitchen, Toshiba AAA rated air conditioning in the living room and three of the four bedrooms, Villeroy and Boch sanitary ware in the family bathroom and en-suite along with porcelain tiles throughout and additional cabinetry in both the kitchen and the utility.

Upon entering the property you have a welcoming reception hall with stairs, leading into a well-proportioned Living room. The kitchen/dining room is fitted with a range of base and eye level modern cabinetry, stainless steel sink with mixer taps, gas hob, dishwasher and fridge freezer all are SMEG, with French doors leading to the garden. The utility room is fitted with further cabinetry with space for Washing machine and leads to the W.C.

The first-floor accommodation is made up of four good sized double bedrooms, the principal bedroom benefits from an en suite and bedroom four boasts built-in wardrobes and desk/storage. The family bathroom is fitted with a three-piece suite with shower-head over the bath.

Outside you have a enclosed rear garden measuring circa 35ft x 30ft, mostly laid to lawn with paved seating area, gated side access leading the front garden and drive, with off street parking for two cars along with the integral garage.

**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-E

**Fixtures and Fittings**

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

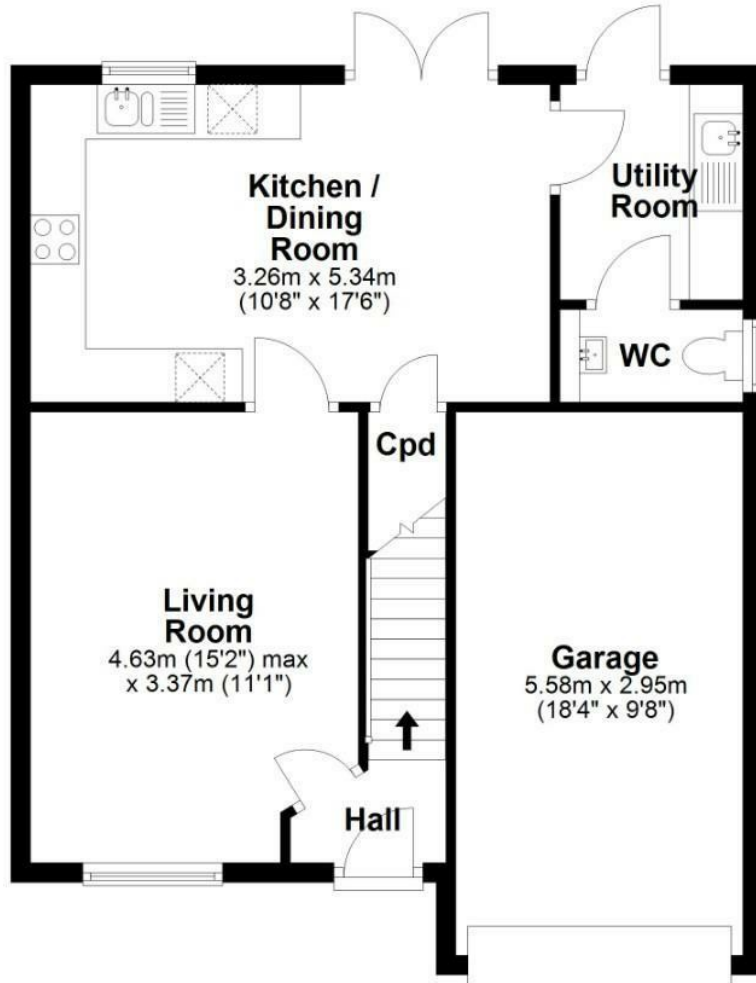
**Viewing**

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



## Ground Floor

Main area: approx. 44.1 sq. metres (474.3 sq. feet)  
Plus garages, approx. 16.5 sq. metres (177.2 sq. feet)

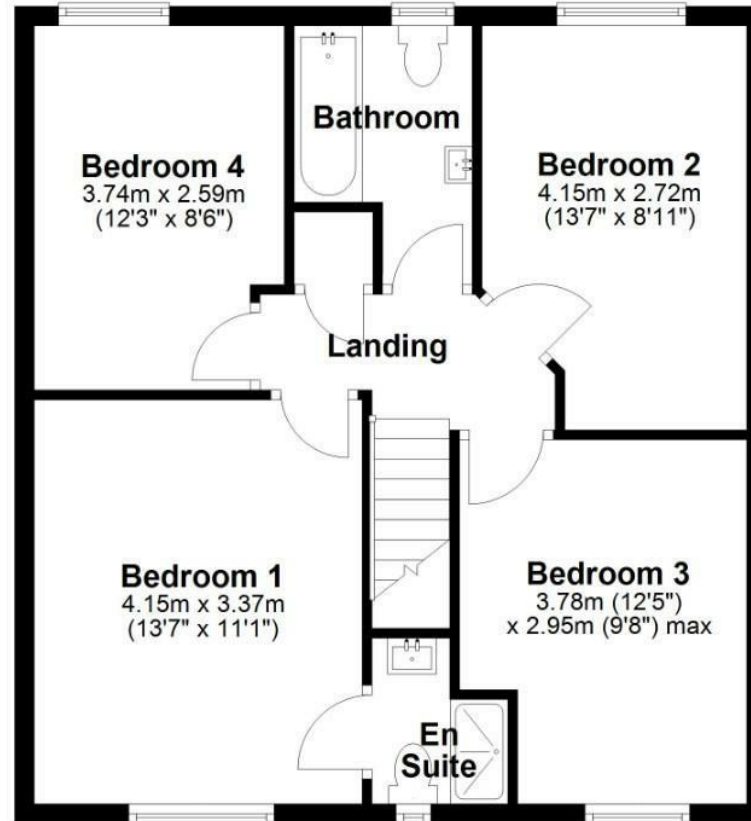


Main area: Approx. 102.7 sq. metres (1105.1 sq. feet)  
Plus garages, approx. 16.5 sq. metres (177.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



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	91	92
EU Directive 2002/91/EC		



