



3 Walden Way,, Cambridge, CB22 5JH
Guide Price £425,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED SEMI-DETACHED SINGLE STOREY RESIDENCE OFFERING SPACIOUS AND WELL PLANNED ACCOMMODATION WITH OFF ROAD PARKING AND DETACHED DOUBLE GARAGE/WORKSHOP ENJOYING A QUIET CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Two bedroom semi-detached bungalow
- Well equipped kitchen/breakfast room
- Generous sitting/dining room plus conservatory
- Gas fired central heating and double glazing
- Re-fitted shower room
- Off road parking
- Double garage

The property occupies a tranquil cul-de-sac private road position, just a short walk from the village centre and conveniently located for Cambridge City and Addenbrooke's Medical Campus. The property has been extremely well looked after over the years and regularly updated by the current owners and offers well presented accommodation throughout. This comprises a spacious reception hall, two double bedrooms and a re-fitted shower room.

The kitchen/breakfast room is fitted with attractive base level and wall mounted storage cupboards and ample fitted work surfaces with inset single sink unit with mixer tap and drainer, an integrated four ring gas hob, oven, extractor, space for a fridge/freezer and washing machine. The sitting/dining room boasts a dual aspect with French doors leading to the conservatory which in turn has access to the garden.

Outside, there is a block paved driveway providing off road parking, leading through double gates to parking beyond and a detached double garage measuring 20 foot x 19 foot. Both front and rear garden have been designed with ease of maintenance in mind. The rear garden is mainly laid to shingle with a small lawned area, flower and shrub borders. All is enclosed by fencing and enjoys good levels of privacy.

Location

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green.

The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11. There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).

Services

All mains services connected.

Statutory Authorities

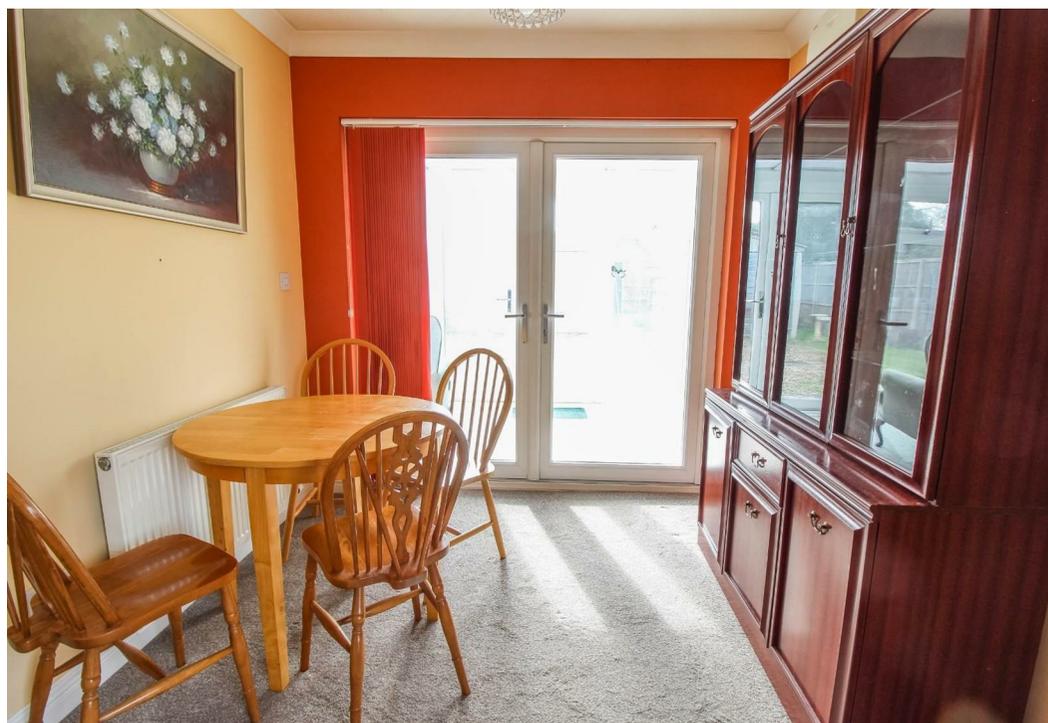
South Cambridgeshire District Council
Council Tax Band - C

Fixtures and Fittings

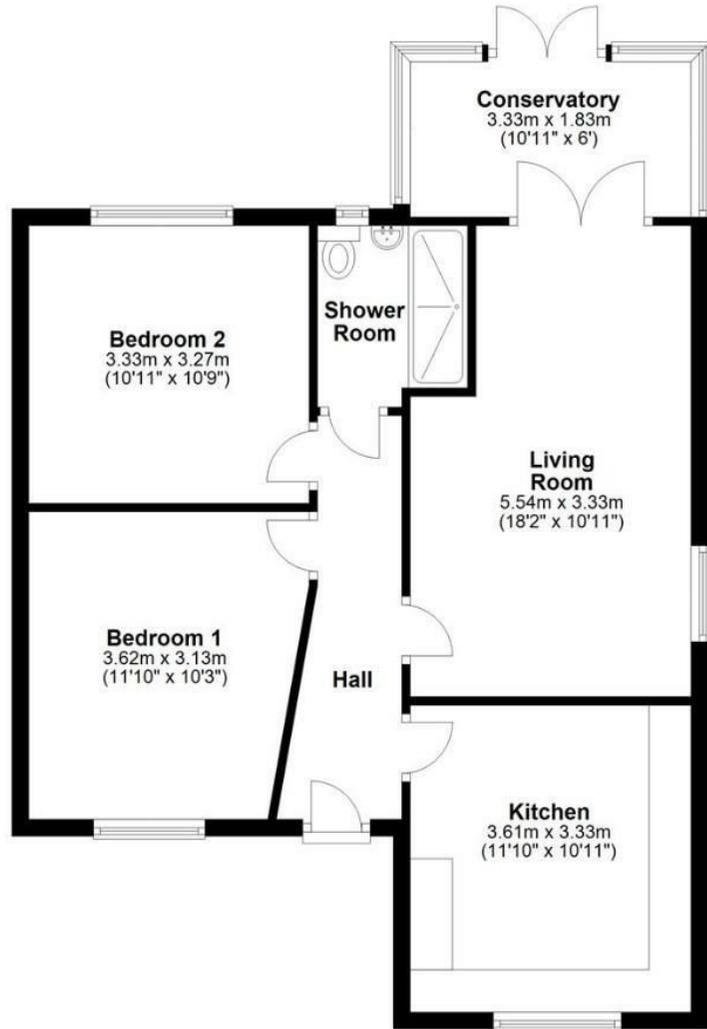
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

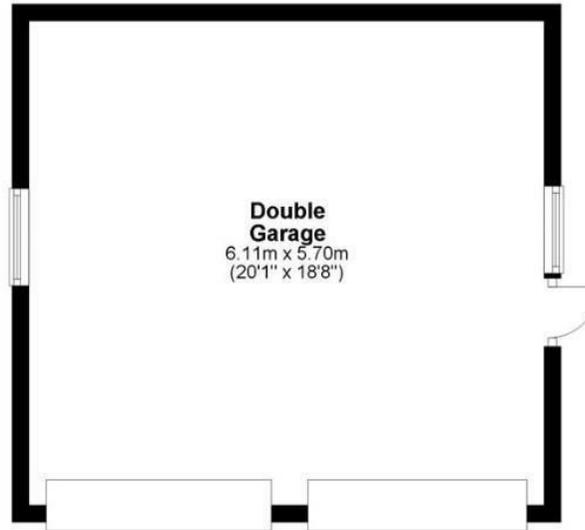
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



Outbuilding



Approx. gross internal floor area 69 sqm (750 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

