

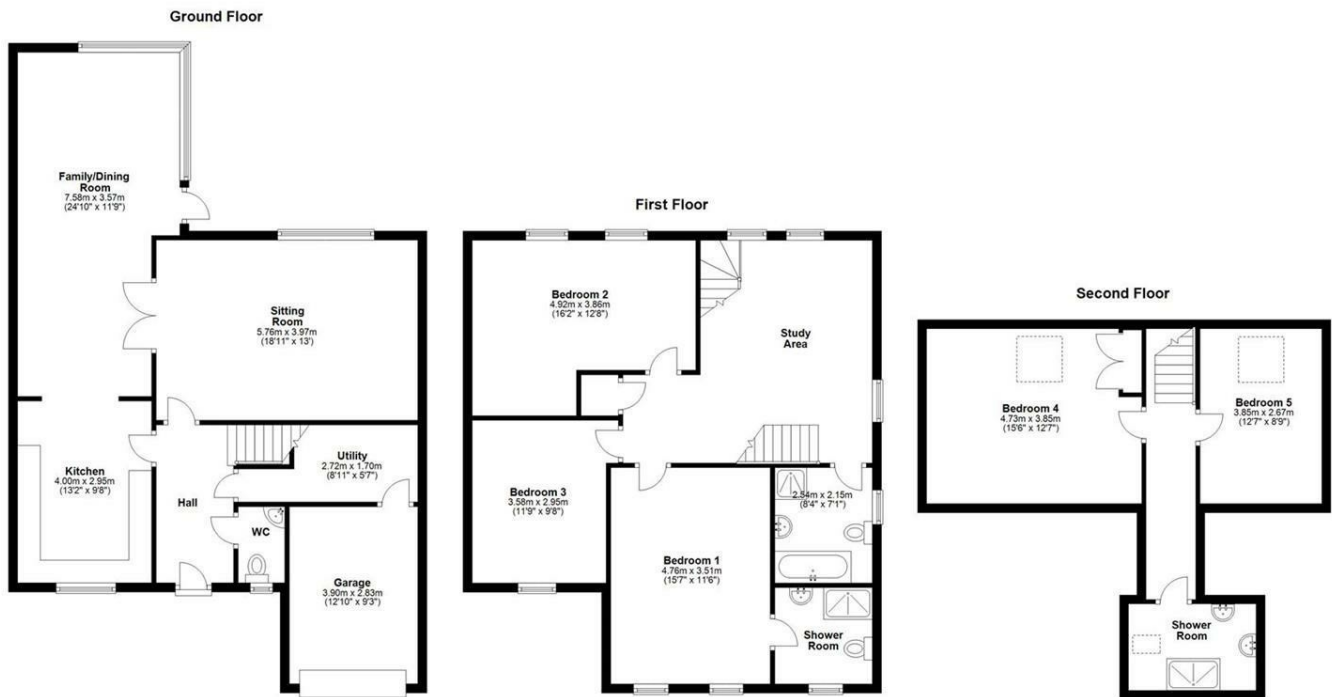


22 The Elms, Haslingfield, Cambridge, CB23 1ND

An extended and much improved 5 bedroom detached family residence arranged over three floors and beautifully presented throughout, set within a private south facing garden within a tranquil cul-de-sac position in this highly sought after south Cambridgeshire village

- 5 double bedroom detached family house
- Sitting room with feature fireplace
- Well equipped kitchen/dining room
- Bright and spacious garden room
- Air Source heating system and solar panels
- Off road parking and garage
- South facing rear garden

£695,000



Approx. gross internal floor area 196 sqm (2100 sqft) excluding Garage

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC