



40 High Street, Hauxton, Cambridge, CB22 5HW
Guide Price £495,000 Freehold



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AN ESTABLISHED END OF TERRACED HOUSE, EXTENDED AND REFURBISHED, BEAUTIFULLY PRESENTED THROUGHOUT , SET WITHIN A GENEROUS, MATURE AND PRIVATE GARDEN WITH AMPLE PARKING, DOUBLE GARAGE AND VIEWS OVER FIELDS TO THE REAR.

- 3 bed, 2 bath end of terrace house
- 925 sqft/86 sqm
- Built in 1939
- Off road parking and double garage
- Council tax band-C
- 2 reception rooms
- 0.15 acre plot
- Gas fired central heating (boiler is 3 years old)
- EPC - C / 69

The property occupies a fine non-estate position, located in the heart of this sought-after village, conveniently placed for Cambridge city centre, Addenbrookes medical campus and excellent commuter links, with the M11 a short drive away. The current owners have transformed the property with a programme of expansion, refurbishment, re-roofing, boiler and the construction of a detached double garage.

The contemporary porch extension is both aesthetically pleasing and practical giving the property a generous and welcoming entrance portico which in turns opens to the reception hall with stairs to first floor accommodation and oak flooring. The sitting room boasts a feature fire place with inset Cortura wood burning stove and bi-folding doors to the conservatory, currently utilised as a formal dining room with lovely views over the garden and oak flooring. The kitchen is fitted with contemporary cabinetry, solid wood working surfaces with a ceramic one and a half sink unit, mixer tap and drainer, induction hob, oven, extractor plus an integrated under-counter fridge, dishwasher, washing machine and a wall mounted gas fired central heating boiler and is complimented by Travertine flooring. Off the rear lobby there is a door to the garden and a luxury shower room with multi-jet shower and a vanity wash hand basin, Travertine flooring with heating under.

Upstairs, off the landing are three good sized bedrooms, including the master bedroom with bespoke fitted bedroom furniture and a luxury en suite shower room, comprising low level WC, power shower cubicle, vanity wash hand basin and, heated towel rail and wood effect flooring.

Outside there is a lawned and shingled front garden with a driveway providing off road parking for numerous vehicles and leading to the detached double garage which is steel framed and timber clad with double doors, power and light connected. The rear garden is mainly laid to lawn with well stocked flower and shrub borders and beds, a generous paved terrace which is ideal for alfresco dining. At the bottom of the garden is a vegetable, fruit and herb garden enclosed by picket fencing with potting shed and greenhouse. There are a number of other outbuildings and these include a brick store which currently houses a tumble dryer, an auxiliary fridge and freezer , bicycle store, a steel framed garden store, summerhouse and wood store. All enjoys maximum levels of privacy and far reaching views to the rear.

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 drainage.

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





Approx. gross internal floor area 86 sqm (925 sqft) excluding Outbuildings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(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.

