



3 Willow Way, Hauxton, Cambridge, CB22 5JB  
Offers Over £500,000 Freehold



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**AN ESTABLISHED 4 BEDROOM DETACHED HOUSE, IMMACULATEDLY PRESENTED THROUGHOUT, ENJOYING A TRANQUIL CUL-DE-SAC POSITION AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 4 bedroom detached house
- 0.07 acres
- Constructed in the 1970s
- EPC-B/81
- Sought-after village location
- 1221 sqft/113 sqm
- Gas fired central heating to radiators
- Off road parking
- Council tax band-E

The property occupies a pleasant cul-de-sac position just a short walk from the village primary school, and recreation ground plus there is a cycle path leading directly to Cambridge city centre and Addenbrookes medical campus. The current owners have periodically improved the property over the years, resulting in beautifully presented accommodation throughout. Part of the garage has been converted to a handy utility room plus there is a large timber studio which could easily be converted into a home office or indeed utilised as a hobby room.

The accommodation comprises a welcoming reception hall with ceramic tile flooring and stairs to first floor accommodation. There is a refitted cloakroom/WC just off. The sitting room is a generously proportioned family space and is complimented by a good sized dining room which opens to a garden room with views over the garden to the rear. The kitchen/breakfast room is fitted with a range of attractive cabinetry, ample granite working surfaces and breakfast bar plus inset circular sink unit with mixer tap and drainer, four ring ceramic hob, double oven, extractor, space for fridge/freezer and dishwasher, ceramic tile flooring and door to the garden.

Upstairs, off the galleried landing are four good sized bedrooms, all with fitted wardrobe cupboards and a family shower room.

Outside, there is a generous gravelled driveway, easily accommodating four vehicles and leading to a shortened garage with up and over door. The rear of the garage has been converted to a utility room which is fitted with base level and wall mounted storage cupboards, ample fitted work surfaces with inset single sink unit and drainer plus space for the usual white goods. The rear garden is mainly laid to well-maintained lawns with well stocked flower and shrub borders and beds, a generous paved patio, fishpond and a timber studio/hobby room. 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. Solar panels that generate an income of roughly £800 to £1000 per annum.

**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.

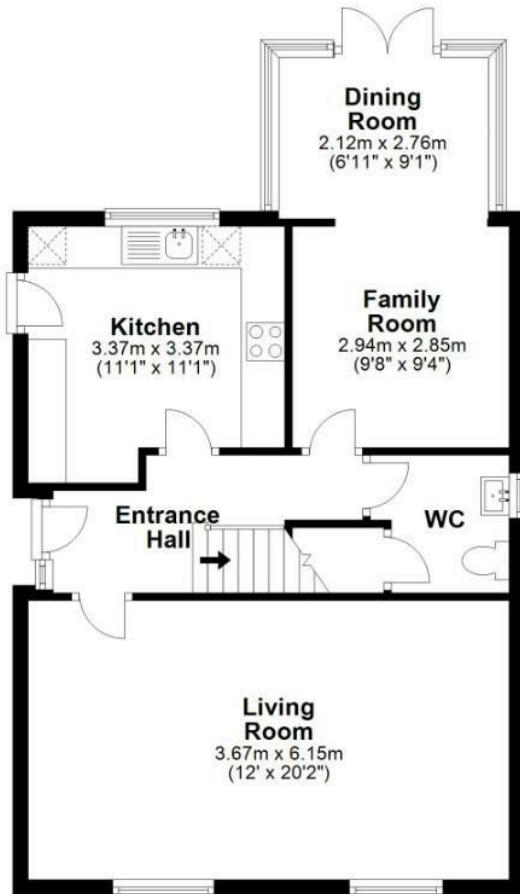
**Viewing**

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



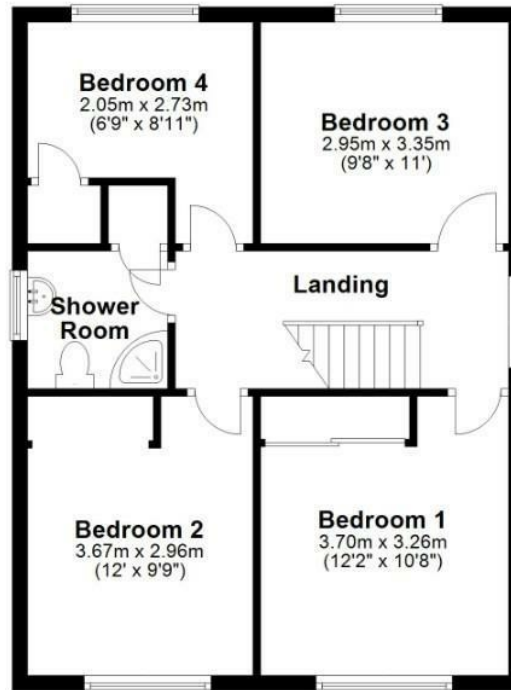
### Ground Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



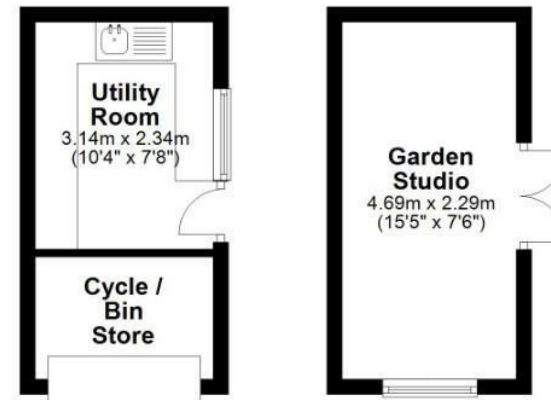
### First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



### Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings: approx. 22.1 sq. metres (237.8 sq. feet)



Main area: Approx. 113.4 sq. metres (1221.0 sq. feet)

Plus outbuildings: approx. 22.1 sq. metres (237.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	81	
(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	

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.

