



22 Westfield Road, Great Shelford, Cambridge, CB22 5JW  
Guide Price £750,000 Freehold



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**AN IMPRESSIVE, MUCH IMPROVED, THREE-BEDROOM DETACHED FAMILY HOME, LOCATED ON THIS QUIET NO-THROUGH ROAD AND SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF GREAT SHELFORD.**

- 3 bedroom detached house
- 1007 sqft/ 93 sqm
- 1 bathroom, 1 reception room
- Gas fired central heating to radiators
- Large driveway and single garage
- EPC-C/73
- Council tax band-E
- Built in 1961

22 Westfield Road is one of a few detached houses located on this no through road, the property has undergone numerous improvements during the current owners' time; while still offering scope for enlargement (STP) The property boasts generous and well-proportioned accommodation measuring circa 1007 sqft.

Upon entering the property you have a light welcoming entrance hall, with WC and stairs leading to the first floor. Most of the ground floor accommodation is made up of a mostly open plan, kitchen/dining/living room, with feature fireplace breaking the space up, enabling the living room to remain separate and private from the kitchen. The living room is flooded with natural light from large glazing, and offers ample living space, flowing through to the dining room. With French doors into the conservatory and further French doors to the garden. The kitchen is fitted with a range of base and eye level modern cabinetry, integrated fridge freezer, induction hob, ovens, microwave oven, inset stainless steel sink and dishwasher.

The first-floor accommodation comprises of three bedrooms, all with built in wardrobes/storage, two of which are double bedrooms. The family bathroom is fitted with a three-piece white suite, with bath and overhead shower and heated towel radiator.

Outside, you have a large private enclosed rear garden measuring circa 0.13 acres and there is a large patio area ideal for alfresco dining. Remaining garden is laid to lawn with far reaching field views, with an array of fruit trees, shrub borders, beds and a pond. To the front you have a lawn, large driveway leading to a single garage.

**Location**

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

**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**

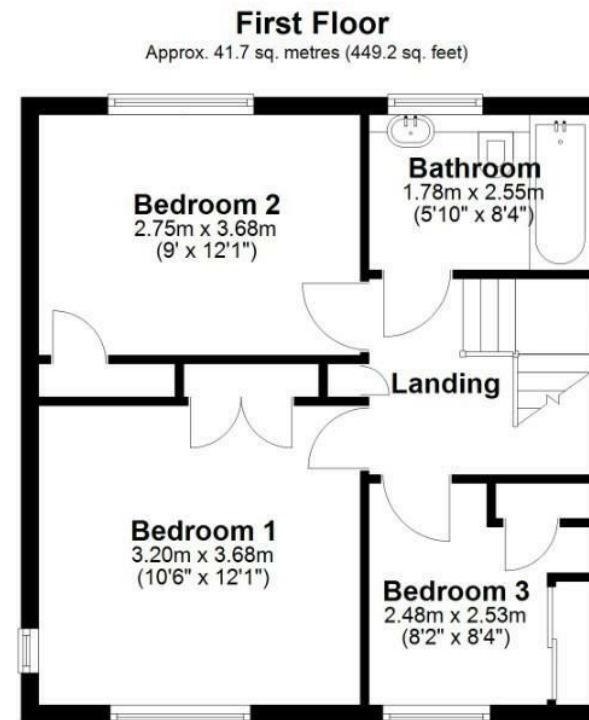
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Main area: Approx. 93.6 sq. metres (1007.5 sq. feet)  
Plus garages, approx. 13.6 sq. metres (146.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	73	79
EU Directive 2002/91/EC		



