



15 Priams Way, Stapleford, Cambridge, CB22 5DT
Guide Price £480,000 Freehold



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AN ESTABLISHED SEMI-DETACHED HOUSE, EXTENDED AND IMPROVED AND SET WITHIN A LARGE MATURE GARDEN WITH OFF ROAD PARKING, CARPORT AND GARAGE.

- Semi-detached house
- 3 beds, 1 bath, 2 receipts
- Gas fired central heating to radiators
- EPC - C / 71
- Chain free
- 925 Sqft / 86 Sqm
- 0.12 acres
- Off road parking, carport and garage
- Council tax band - D
- Large mature garden

The property occupies a pleasant position, just a short walk from the village primary school, main line train station and amenities. The current owners have extended the property to the rear, creating a fabulous garden room with French doors which lead out to the mature rear garden. There is ample off road parking, carport and garage, plus a large enclosed rear garden.

The accommodation comprises an entrance hall with stairs to first floor accommodation and coat cupboard. The sitting/dining room boasts a feature electric fireplace, storage cupboards and book shelving, plus patio doors to the garden room. The kitchen is fitted with attractive cabinetry, ample fitted work surfaces with inset single sink unit and drainer, four ring electric hob, oven, extractor plus space for a fridge/freezer, dishwasher and washing machine.

Upstairs, there are three bedrooms all with fitted cupboards and a family bathroom.

Outside, the property is set back from the road with a low maintenance walled front garden. A block paved driveway provides parking for at least four cars and leads to the carport and garage with up and over door, power and light connected. Gated access leads to the rear garden measuring well over one hundred feet in length, is laid mainly to lawn with flower and shrub borders and beds, has a selection of trees and bushes and is partly enclosed by a most attractive flint wall.

Location

Stapleford is a lovely village just 4 miles south of Cambridge. It has an excellent primary school which feeds Sawston Village College (2 miles away); and a recreation ground with tennis courts and children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café.

At the northern edge of the village you'll find the award-winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust with its excellent walks. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access is very convenient by bus, train, bike or car with Shelford train station only a short walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The DNA path provides easy access and is a safe, car free cycle path all the way from Shelford to Cambridge via the medical campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - D

Fixtures and Fittings

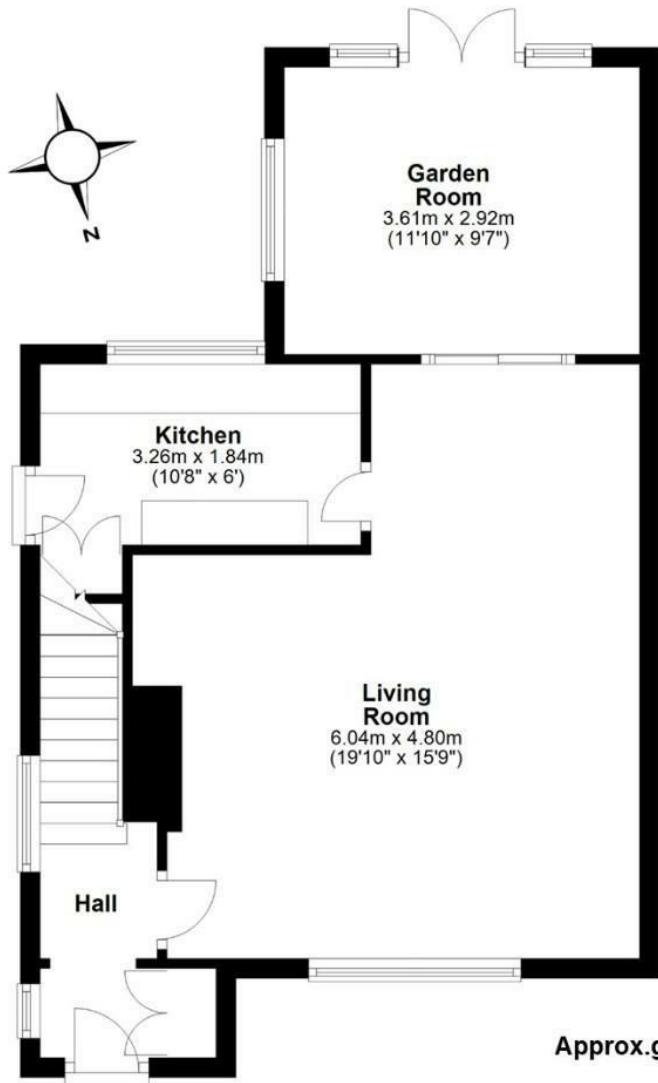
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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			
		71	
England & Wales		EU Directive 2002/91/EC	

