



19 River View, Stapleford, Cambridge, CB22 5FW
Guide Price £725,000 Freehold



rah.co.uk
01223 800860

A SUBSTANTIAL FOUR/FIVE BEDROOM SEMI-DETACHED PROPERTY BUILT IN 2016, MEASURING 1500 SQFT AND SITUATED IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH THE ADDED BENEFIT OF NO ONWARDS CHAIN.

- Link-detached house
- 1500 Sqft /140 Sqm
- Gas fired central heating to radiators
- EPC-B/84
- No onward chain
- 4/5 beds, 3 baths, 1 recept
- Constructed in 2016
- Garage, carport and off street parking
- Council tax band-F

19 River view was constructed to a high specification in 2016 and provides versatile and well-proportioned accommodation over three floors together with an enclosed rear garden, garage and covered carport.

The accommodation comprises of entrance hall, w.c., living room with built in cabinetry, kitchen/dining room The kitchen boasts a range of base and eye level units, gas hob with over head extractor, electric fan oven, fridge/freezer and washing machine. The dining area opens out to the garden through French doors.

The first and second floor accommodation comprises of four good size bedrooms, fifth bedroom/study and family bathroom. Both principle bedroom and bedroom two benefits from en-suite shower room's and built in wardrobes, along with bedroom three benefiting from built in wardrobes.

Outside you have an enclosed rear garden, mostly laid to lawn with patio area, side access to the car port, with off street parking for two cars and garage.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent Primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. 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 where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient either by bus, train, bike or car with Great Shelford train station being just a few minutes' 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 Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical 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 - F

Fixtures and Fittings

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

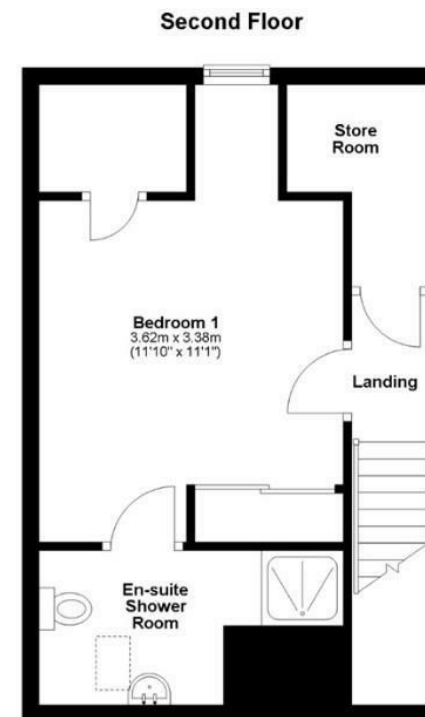
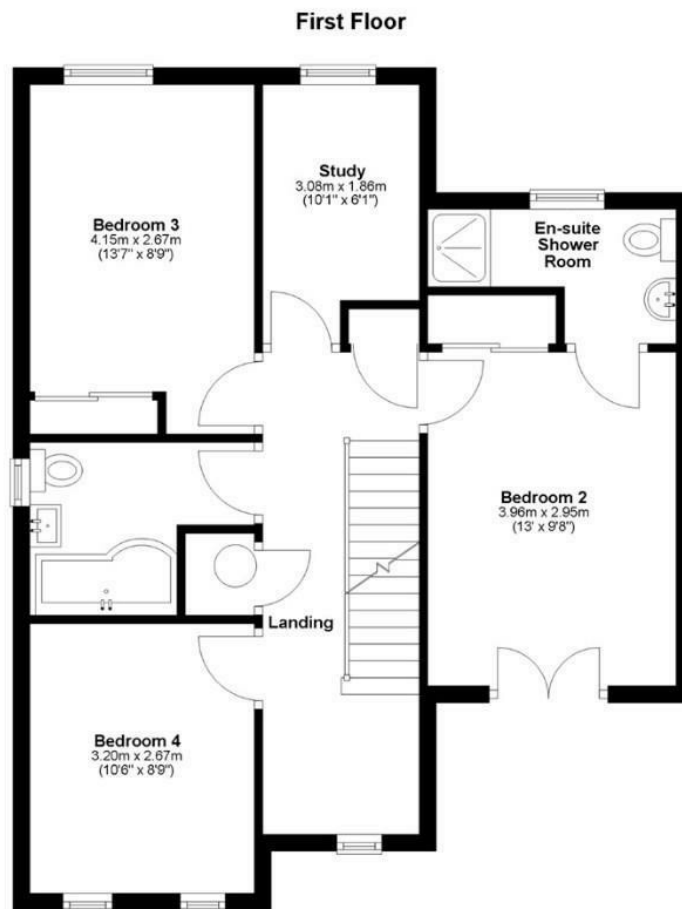
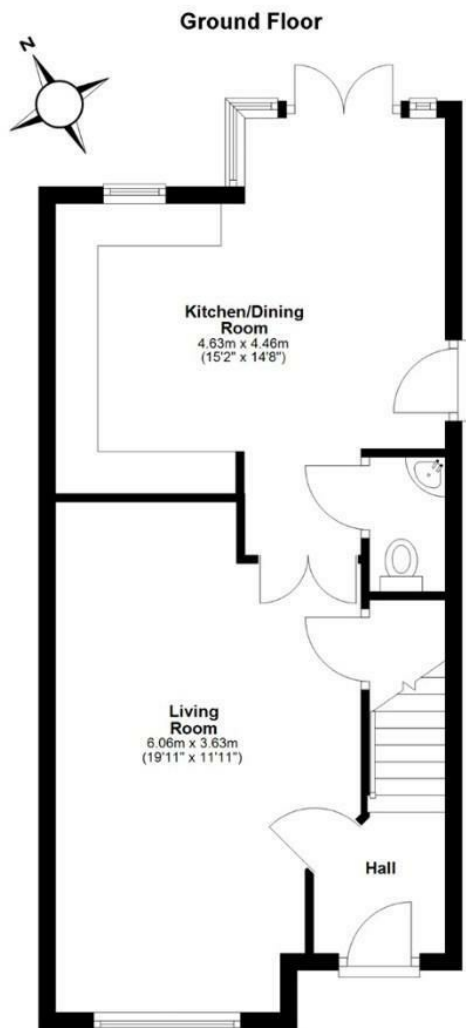
Viewing

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

Agents Note

Managed communal area costing £300 per annum.





Approx. gross internal floor area 140 sqm (1500 sqft)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	84
(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	

