



69 Greenhaze Lane, Great Cambourne, Cambridge, CB23 5EF  
Guide Price £600,000 Freehold



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**A SUBSTANTIAL SIX-BEDROOM DETACHED HOME LOCATED WITHIN GREENHAZE LANE, GREAT CAMBOURNE AND IS NESTLED WITHIN A MINUTES' WALK OF LOWER CAMBOURNE COUNTRY PARK.**

- Detached House
- 6 Beds, 3 baths, 2 recepts
- Constructed around 2007
- Garage and Driveway Parking
- EPC - C / 78
- 1825 Sqft / 170 Sqm
- 0.11 acres
- Gas fired central heating to radiators
- Photovoltaic solar panels
- Council Tax Band - F

Having been constructed in and around 2007 this large family home measures 1840 Sqft / 171 Sqm and provides living accommodation over three levels. To the ground floor the property comprises of a generous entrance hall with WC underneath the stairs, two reception rooms including a double aspect lounge with doors opening onto the rear garden and a kitchen/breakfast room. The kitchen breakfast room benefits from tiled flooring, units at both eye level and base level as well as space for a double range style oven.

To the first floor are four double bedrooms with fitted wardrobes to three of these rooms and two bathrooms which includes an en suite shower room to bedroom two. To the second floor are two bedrooms which include an enviable master bedroom suite with walk in dressing room and an en-suite bathroom with both a bath and walk in shower.

Externally – To the front of the property is a small front lawn area with an established hedge row either side and a paved pathway leading to the front door. A driveway is located to the side of the property and benefits from a EV-charging point and in turn leads on to the detached garage. The rear garden is fully enclosed, largely with maintenance free, long lasting metal fence panels, is laid predominantly to lawn and has a decking area accessible off the living room. To the rear of the garage is a brick-built studio which benefits from power and lighting and is currently used as a snug/tv room.

**Location**

Cambourne can be found off the A428 giving excellent access to major road routes including the M11, A14 & A1. There is a wealth of amenities & facilities, there are four Primary Schools which include Monkfield Park, Hardwick & Cambourne Community Primary School, The Vines & Jeavons Wood, which all filter into the secondary school Cambourne Village College rated Outstanding (OFSTED 2015).

**Tenure**

Freehold

**Services**

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

**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





Approx. gross internal floor area 170 sqm (1825 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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		
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.



