



20 Haviland Way, Cambridge, CB4 2RA
Guide Price £450,000 Freehold



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A SKILLFULLY EXTENDED AND REMODELLED, 3-BEDROOM FAMILY HOME OFFERING SPACIOUS, VERSATILE AND SUPERBLY PRESENTED ACCOMMODATION WITH AN ABUNDANCE OF LIGHT. THE PROPERTY OCCUPIES A CONVENIENT, TRAFFIC-FREE LOCATION CLOSE TO THE SCIENCE PARK AND CAMBRIDGE NORTH RAILWAY STATION.

- 3-bedroom, mid-terrace house
- 1175 sqft / 109 sqm
- Family bathroom and ground floor shower room
- Southwesterly rear garden
- Plot size of 0.04 acres
- Stunning rear extension with bi-folding doors
- 3 bedrooms, 2 bathrooms, 3 reception rooms
- Spacious entrance hall and utility room
- Gas-fired heating to radiators
- Resident parking spaces / street parking / private parking space

This superb family home has been subject to comprehensive refurbishment works including an individual, architect designed rear extension, creating a wonderful home ideally suited to modern living. The property occupies a pleasant, traffic-free location on a cul-de-sac to the north of the city centre, within easy reach of Cambridge North railway station and the Science Park.

On the ground floor, the spacious entrance hall has parquet flooring and stairs to the first floor with storage under. The living room has a large window to the front aspect and a glazed door to the rear leading to a snug/family room, which, in turn, opens into the stunning, extended kitchen/dining room. This delightful space benefits from a vaulted ceiling with Velux windows and bi-folding doors opening onto the southwesterly rear garden. There are a range of stylish base and wall units with tiled splashbacks, a central island/breakfast bar with inset sink and pendant lights over, and integrated appliances including a fridge/freezer and a cooker with a gas hob and an extractor hood over. Connecting the kitchen to the entrance hall is a utility room with further units and sink, plumbing for a washing machine and a dishwasher, two cloak stores and access to a three-piece shower room. At the rear, there is a study with windows overlooking the garden.

On the first floor, there are three bedrooms, two of which are generous doubles in size. Mainly tiled, the family bathroom has a panelled bath with a mains shower over, wash basin, low-level WC, bidet and a heated towel rail.

Outside, there is a neat, lawned garden to the front with a path leading to the front door and boundary hedgerows. A shared lane to the rear provides access to the rear garden, which is well-tended and enjoys a southwesterly aspect. It is fully enclosed and includes a lawn area, a part-sheltered patio and a large timber shed. Where the shed sits, there is hardstanding designed to be a parking space, which is accessed via double timber gates to the rear of the garden. This could of course be reinstated if desired.

Location

Haviland Way is a small cul-de-sac located to the north of the city centre, adjacent to the playing fields of the Grove Primary School. It is positioned off Hawkins Road, which, in turn, is located off Campkin Road. It is around 1.9 miles north of the city centre, very conveniently positioned for access to Cambridge Science Park, Cambridge North railway station and the A14. Local shopping facilities are available at nearby Arbury Court as well as Campkin Road. A doctor's surgery and good schooling are close by.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

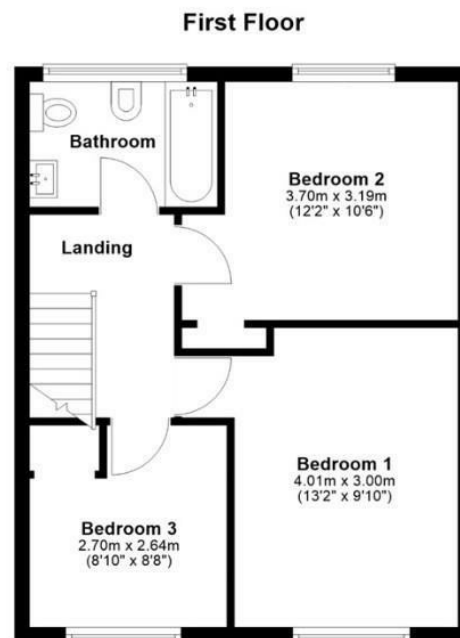
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 109 sqm (1175 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	73	79
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.



