



27 Eland Way, Cambridge, CB1 9XQ  
Guide Price £615,000 Freehold



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**AN IMPRESSIVE AND SIGNIFICANTLY EXTENDED, 4-BEDROOM LINK-DETACHED HOUSE WITH GARAGE, OFF-STREET PARKING AND LANDSCAPED GARDENS, LOCATED IN A MODERN DEVELOPMENT IN CHERRY HINTON.**

- 1312 sqft / 121 sqm
- Extended in 2011
- Garage and driveway parking
- Landscaped rear garden
- EPC - C / 73
- Link-detached family home built in 1989
- Gas central heating system to radiators
- Refitted modern kitchen
- Plot size - 0.07 acres
- 4 bedrooms, 3 receptions, study & 1.5 bathrooms

27 Eland Way is an attractive, modern link-detached house, set back from the road and positioned within a small horseshoe cul-de-sac of similar detached homes. The property is perfectly placed for access in and out of the city, Addenbrooke's Hospital and good schools.

The property has been extensively improved and is immaculately presented throughout. A large, double-storey side extension was added in 2011 to create additional and flexible living/working spaces.

The ground floor accommodation comprises an entrance hall, study, a living room, which connects to the dining room with French doors opening to an extended paved patio area. A refitted and well-equipped modern kitchen provides a range of matching units and drawers, attractive worktops with bespoke glass splashbacks, and an inset sink. Integrated appliances include a five burner hob, an oven and combination microwave oven, a warming oven, a full-height fridge-freezer and a dishwasher. An inner lobby off the kitchen provides a useful concealed storage cupboard and leads to a utility room and WC, and a family room with French doors opening to the garden.

Upstairs, the first-floor landing leads to a modern family bathroom suite and four bedrooms.

Outside, the front and rear gardens are well-designed and beautifully maintained. The rear garden has a vegetable area, paved patio/BBQ area, and lawn. There is a useful storage shed and access to the garage. The front area provides an extended parking area and access to the garage, which has power and light connected and also a boarded loft space.

**Agent's Note**

The driveway is shared, where each property owns a portion of the land.

**Location**

Eland Way is in Cherry Hinton, a highly sought-after village, conveniently situated about 3 miles south-east of Cambridge and within the city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. There are two primary schools, which feed Netherhall secondary school.

The area is highly popular with professionals thanks to its close proximity to ARM and its excellent access to Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City 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.

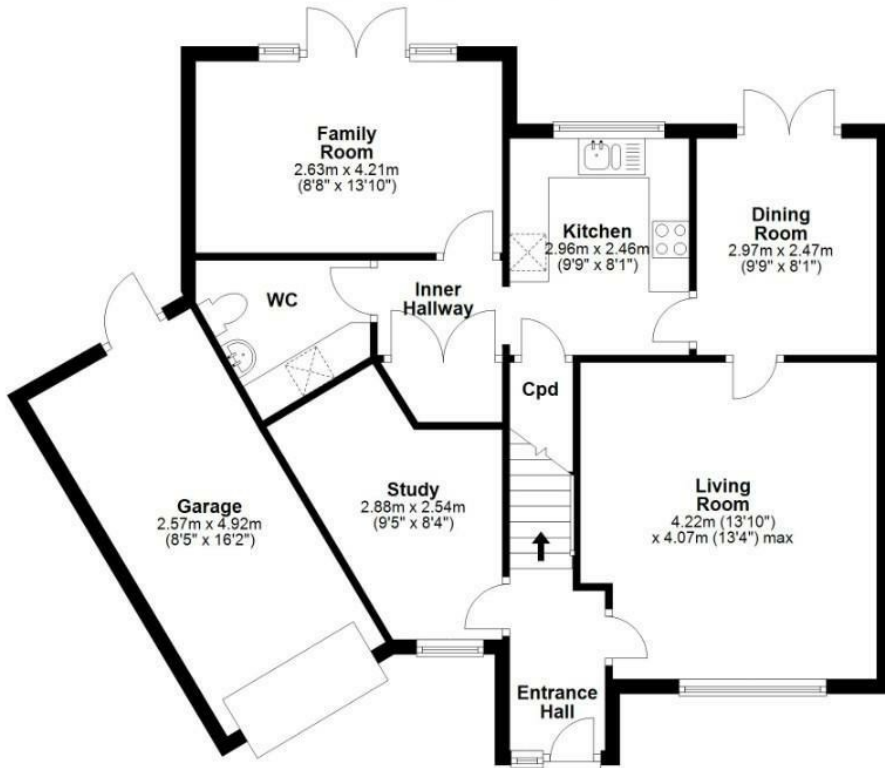






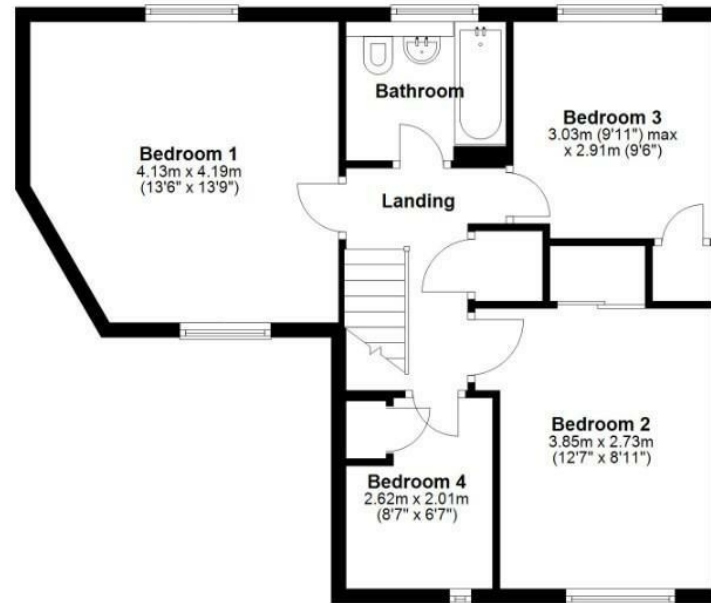
## Ground Floor

Main area: approx. 66.2 sq. metres (712.7 sq. feet)  
Plus garages, approx. 13.5 sq. metres (145.7 sq. feet)



## First Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



Main area: Approx. 121.9 sq. metres (1312.4 sq. feet)  
Plus garages, approx. 13.5 sq. metres (145.7 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>	73	83
(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.



