



HAVERHILL ROAD, STAPLEFORD, CAMBRIDGE, CB22 5BX

OFFERS AROUND £435,000

34 Haverhill Road, Stapleford, Cambridge, CB22 5BX

A lovely semi-detached family home which has been significantly extended over two storeys and is situated in the extremely sought-after village of Stapleford, with a 120ft rear garden and stunning views to front and rear.

Entrance hall - open plan sitting/dining room and office - kitchen - 3 bedrooms - family bathroom - front garden - 120ft rear garden
private driveway with ample parking - built in 1938

Stapleford is a lively village lying just 4 miles south of Cambridge. Usual facilities are available which include a general store, newsagent, hairdresser etc. and additional shopping is available in nearby Great Shelford. There is a bus service and Shelford mainline station serving both London and Cambridge is within about 1.5 miles. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport. There is a recreation ground, tennis court and excellent walks are available, in particular the Roman Road circular walk and historic Wandlebury. There is a local village school and Sawston Village College is about 3 miles away. The Gog Magog Golf Course is also nearby. The village is one of the most favoured spots in Cambridgeshire to live and so handy for Cambridge. Haverhill Road is a pleasant, established road, home to the recreation ground and tennis courts, which leads away from the village up to the Gog Magog hills, trust land and Wandlebury Country Park.

No.34 is one of a row of semi-detached houses built in the 1930s. It has beautiful views of paddocks to the front and open fields to the rear and is a pleasant, short walk across allotments to the village centre and primary school. The present owners have lived in the property for a number of years and in this time they have substantially extended the home over two floors.

The ground floor comprises a spacious open-plan reception area which is ideal for a family and can also be sectioned off to create different spaces. There is built-in storage, an open fireplace and a gas fireplace which sits in front of the back boiler. There is also a formal dining area, which could also be used as an office or playroom.



The kitchen comprises of wall and floor storage units, an integrated sink, space for a single oven, plumbing for a washing machine and dishwasher and a side door leading to the rear garden.

Upstairs, the accommodation has also been extended, offering three good sized bedrooms, a family bathroom with full white suite and access to the loft in the hallway.

The gardens are a wonderful feature of the home. To the front there is a lawned garden with a hardstanding and part gravel driveway. Side pedestrian access leads to the 120ft. rear garden which is mainly laid to lawn with a large paved patio area, large workshop shed, storage shed and two greenhouses. The garden backs on to open farmland which provides stunning views.

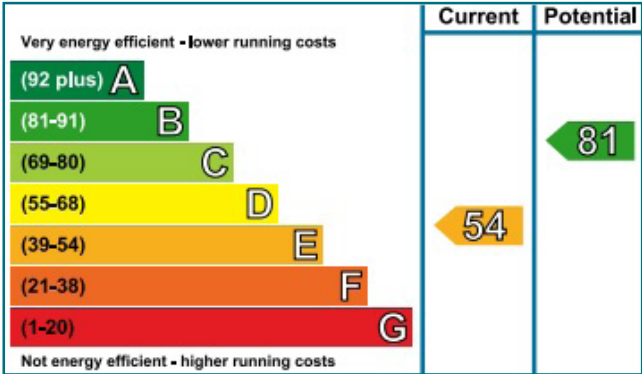
Features of Note

- Semi-detached family home
- Beautiful views
- Ample off-street parking
- Good local schools
- Spacious rear garden

Services

All mains services are connected.

Energy Efficiency Rating



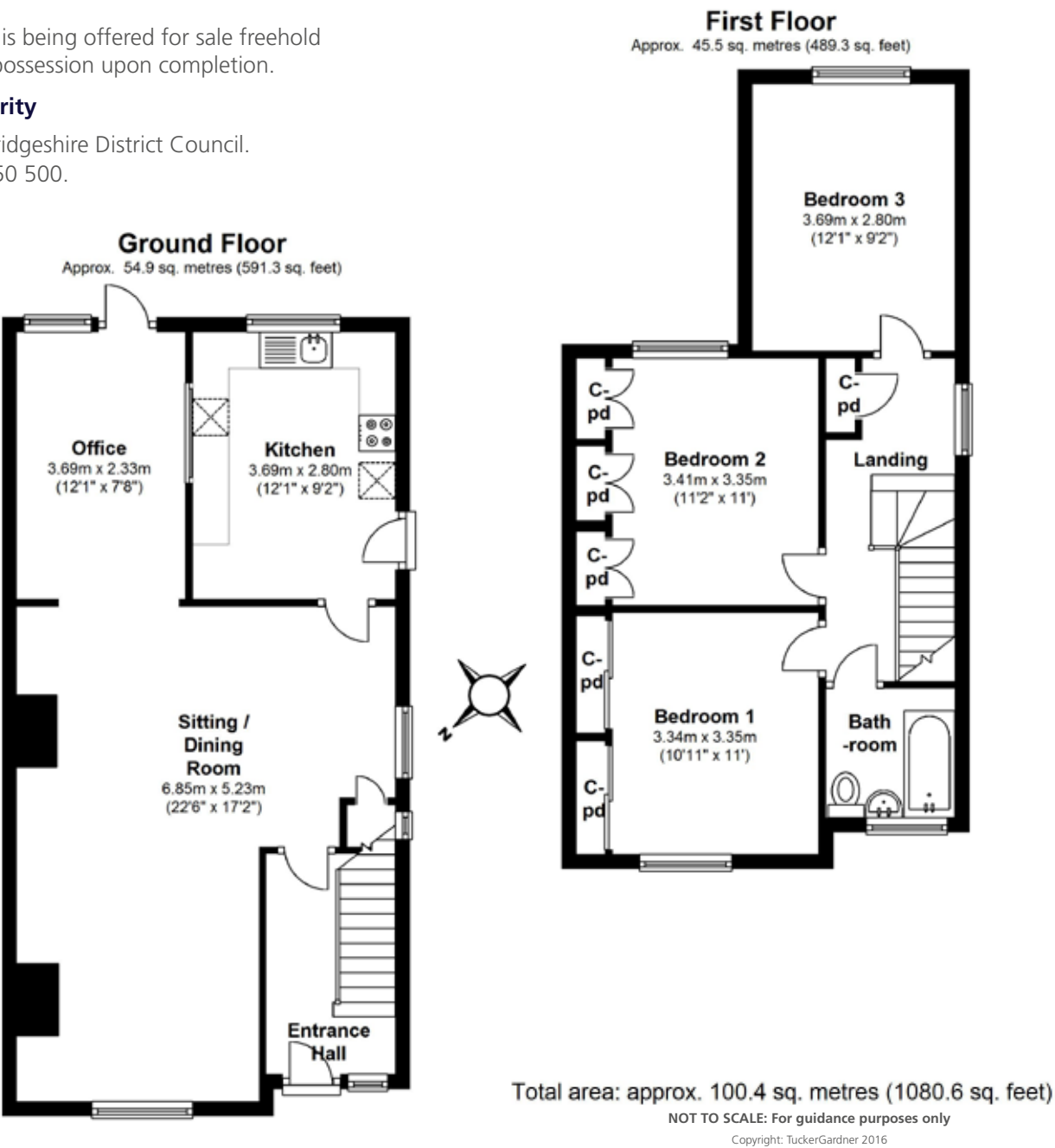
The full version is available on our website or on request.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

Local Authority

South Cambridgeshire District Council.
Tel: 03450 450 500.
Tax Band: D





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