



LONDON ROAD
Stapleford

Carter Jonas

LONDON ROAD STAPLEFORD CAMBRIDGE CB22 5DR

- Cambridge City Centre – approx. 4 miles
- Shelford Railway Station – approx. 1 mile
- Addenbrookes Hospital – approx. 3 miles
- M11 (N&S) – approx. 3 miles

Sitting room · Dining room · Family room/study ·
Kitchen/breakfast room · Utility room · Cloakroom · 4
Bedrooms · 3 Bath/shower room (2 en-suite) · South
facing rear garden · In and out driveway with ample
parking · Garage & car port · EPC rating C

DESCRIPTION

Built in 2007 in an attractive period style, this well-balanced and well-laid out family home offers well-presented accommodation of over 1900sqft. On the ground floor there is a welcoming reception hall, two versatile reception rooms, one with two sets of doors opening to the terrace and a good-size and well-fitted kitchen/breakfast room with gas range cooker as well as a utility room and a cloakroom. On the first floor there are four bedrooms, three double and one single along with three bath/shower rooms, two being en-suite. The property has been designed with the Victorian era in mind, with bay sash windows to the front on both levels, wood flooring and a focal feature fireplace in the sitting room.

OUTSIDE

The house is set nicely back from the road, screened by mature hedging, with gravelled in-and-out driveway plus ample parking. There is a single garage and a car port. The large rear gardens are south-facing and mainly laid to lawn with mature trees. There is also a paved terrace to the back of the house, ideal for secluded al-fresco dining and entertaining etc.

AN IMPRESSIVE AND SUBSTANTIAL FOUR-BEDROOM FAMILY HOME SITUATED IN THIS HIGHLY-REGARDED VILLAGE WITH ACCESS TO COMMUTER LINKS, SCHOOLING AND ADDENBROOKES HOSPITAL



LOCATION

Stapleford is a popular south-Cambridgeshire village with a good range of local facilities including a general store, primary school and public houses. The neighbouring village of Great Shelford offers a wide range of amenities including chemist, post office, convenience stores, delicatessen and café, library, church, health centre and recreation ground with tennis courts. The University city of Cambridge provides a considerable range of shopping and cultural facilities including an excellent choice of schools for all ages. Stapleford is also conveniently placed for commuters by road or rail with the M11 (Junction 11) about 3 miles away and a mainline railway station at Great Shelford providing services to London's Liverpool Street (around 80 minutes).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: South Cambridgeshire District Council

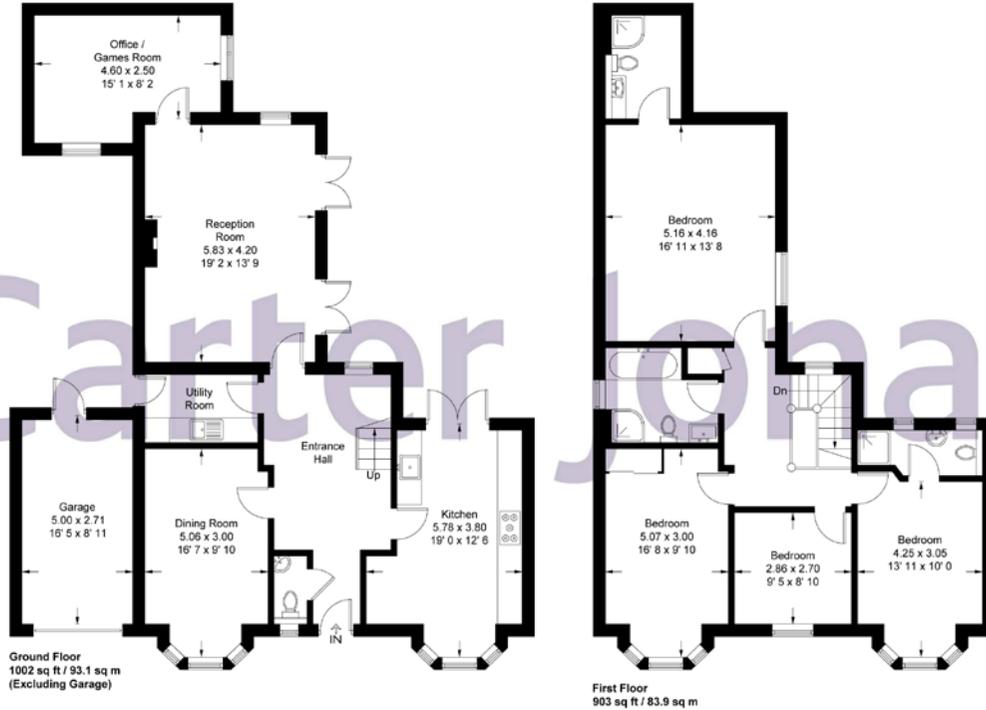
Council Tax: Band F

Viewings: Strictly by appointment with the Selling Agents
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Approximate Gross Internal Area = 1905 sq ft / 177 sq m
 Garage = 145 sq ft / 13.5 sq m
 Total = 2050 sq ft / 190.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 78 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

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