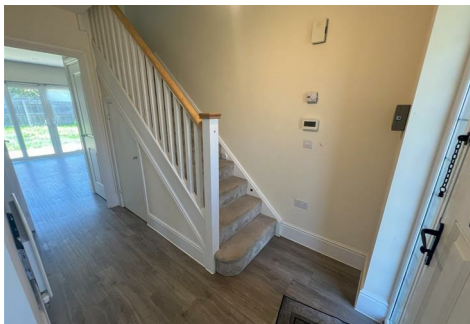


# EMBASSY

LETTINGS & MANAGEMENT



## 22 St Edmunds Way, Cambridge, CB22 5FP

**£2,200 Per month**

A fantastic opportunity to rent this 3 Bedroom Detached House, located in the popular village of Hauxton. This property is perfect for families.

You enter into the Hallway in the heart of the property, with an open stair case. To the front left of the house, you have the lounge with bay window.

To the rear of the property is the open plan Kitchen/Dining Area which looks out to the rear garden via French Doors. The kitchen includes a Double Oven, Gas Hob, Dishwasher and Fridge Freezer,

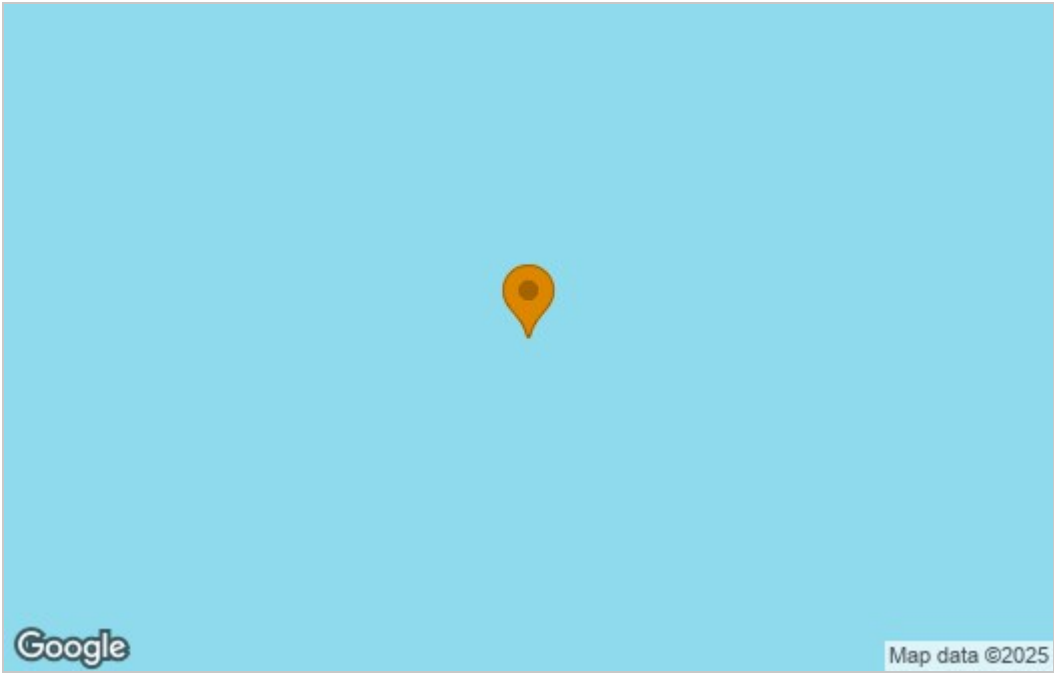
Off from the Dining Area is a Utility Room with Washing Machine, Tumble Dryer, Sink and a separate WC off from here too.

Upstairs, to the front of the property is the large Family Bathroom with Shower over full size Bathtub. Next to the Primary Bedroom, a spacious Double Room with large built in Wardrobes and an

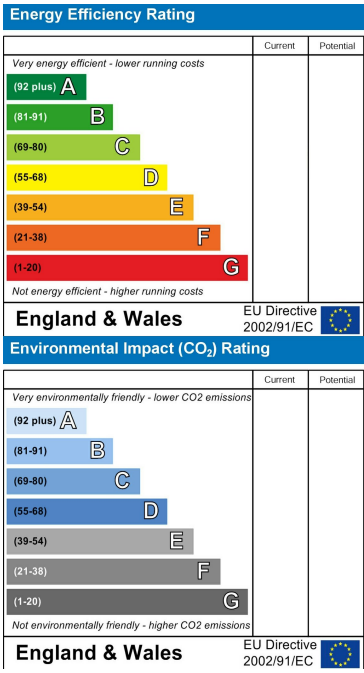


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.