



West End, Whittlesford, Cambridge, CB22 4LX

**CHEFFINS**



## West End

Whittlesford, Cambridge,  
CB22 4LX

- Minimum 12 Month Tenancy
- Available from 25/08/2025
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Off Street Parking
- Front and Rear Gardens

A 3 bedroom detached house located in the heart of this highly sought after south Cambridge village. The property offers spacious and versatile accommodation comprising entrance hall, living room, kitchen/breakfast room, study, 2 double bedrooms, shower room and converted loft annex with further double bedroom and bathroom accessed via an external spiral staircase. Off street parking and front and rear gardens. Unfurnished. Available from 25/08/2025. EPC: D and Council Tax Band: Council Tax Band: E.

3 2 2

**£1,750 PCM**





## LOCATION



Whittlesford is a sought after village located between Cambridge (7 miles) and Saffron Walden (8 miles). The property itself is located in the heart of the village which is served by a shop/post office, three public houses, a nursery, primary school and green spaces. The village is also conveniently placed for the commuter with access to Whittlesford Parkway train station offering services to Cambridge and London and access to the M11 at junction 10 and A11.



## ENTRANCE HALL

door to:

## LIVING ROOM

feature fireplace (not in use), window to front aspect, window to side aspect, door to rear inner hall and doorway to:

## INNER HALLWAY

built in cupboard housing washing machine and tumble dryer, door to sturdy and doorway to:

## KITCHEN/BREAKFAST ROOM

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink with window to front aspect above, integrated appliances including double oven, gas hob with extractor hood above and fridge freezer, freestanding fridge freezer and breakfast area with side door and patio doors to rear garden.

## STUDY

fitted desk and shelving and window to front aspect.

## REAR INNER HALL

doors to bedrooms 1 & 2 and shower room and loft hatch with fixed ladder to bathroom in converted loft annex.

## BEDROOM 1

built in double wardrobe, built in cupboard and window to rear aspect.

## BEDROOM 2

window to rear aspect.

## SHOWER ROOM

walk in shower, wc, wash basin with mirror above and Velux skylight.

## CONVERTED LOFT ANNEX

accessed via an external spiral staircase with door to:

## BATHROOM

freestanding roll top bath, wc, wash basin, 2 Velux skylights, loft hatch with fixed ladder down to rear inner hallway and door to:

## BEDROOM 3

2 Velux Skylights.

## OUTSIDE

gravelled driveway to the front providing off street parking, front garden principally laid to lawn with borders and side gates to enclosed rear garden principally laid to lawn with patio, veranda, shed, borders and spiral staircase to converted loft annex.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £403

Deposit - £2019











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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		

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Ground Floor

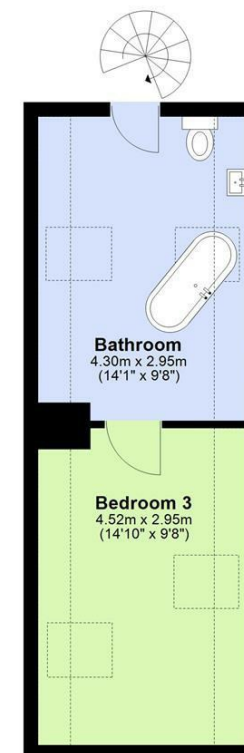
Approx. 77.8 sq. metres (837.1 sq. feet)



Total area: approx. 104.0 sq. metres (1119.9 sq. feet)

## First Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



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