



Sidney Gardens, Haslingfield, Cambridge, CB23 1NA

CHEFFINS

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Haslingfield, Cambridge,
CB23 1NA



£1,550 PCM

- Available 7 August 2026
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Front & Rear Gardens
- Off Street Parking

A detached 2 bedroom chalet style home located in this sought after Village location providing well proportioned and versatile living accommodation together with a former garage which is converted to a home office/studio. There is also a driveway/parking space to side and a delightful generous mature rear garden backing onto farmland. Unfurnished. Available from 07/08/2026. EPC: D and Council Tax Band: D.





LOCATION

Haslingfield is a highly regarded village located approximately six miles south-west of Cambridge, with excellent access to the A10 and M11, making it ideal for commuters. The village offers a range of everyday amenities, including a popular café, primary school, church, village hall, village shop with Post Office, recreation ground with children's playground, and tennis courts. Additional shopping and leisure facilities can be found in the nearby villages of Harston and Barton, while the extensive amenities of Cambridge are just a short drive away.

ENTRANCE DOOR

Leading to:

ENTRANCE HALL

Stairs rising to first floor with built-in storage cupboard beneath, further built-in shelved cupboard and doors to breakfast room, living room and shower room.

BREAKFAST ROOM

Fitted with base and wall units, work tops, double glazed windows to front aspect and doorway to:

KITCHEN

Fitted with base and wall units, work tops, sink with double glazed window to front aspect above, integrated oven and 4 point induction hob with extractor hood above, dishwasher and space and plumbing for washing machine and undercounter fridge.

SHOWER ROOM

Large glazed and tiled shower cubicle, corner wash hand basin with mirrored cabinet above, double glazed window to side aspect with obscured glass and doorway to:

CLOAKROOM

w.c, built-in storage cupboard and double glazed window to side aspect with obscured glass.

LIVING ROOM

Central fireplace with coal effect fire, double glazed window to rear aspect and sliding patio doors to:

CONSERVATORY

Double glazed windows and patio doors opening to rear garden.

FIRST FLOOR LANDING

Built-in airing cupboard and doors to bedrooms.

BEDROOM 1

built-in wardrobes and cupboards, Velux window, door to generous eaves storage and double glazed window to rear aspect with views over gardens and countryside beyond.

BEDROOM 2

doors to extensive built-in eaves storage and cupboard area and double glazed window to front aspect.

OUTSIDE

Brick paved driveway with electric car charging point, open garden to the front principally laid to pebble stones with mature shrubs and gated pathway to generous rear garden backing on to farmland. The rear garden is principally laid to lawn with pebble stone patio area, timber constructed store and workshop and mature shrub borders. There is a further outbuilding which incorporates a home office with opening to a further storage area.

LETTING AGENT NOTES

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

Holding Deposit - £357

Deposit - £1788





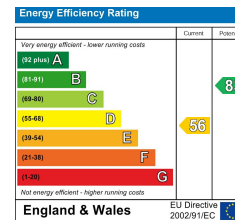
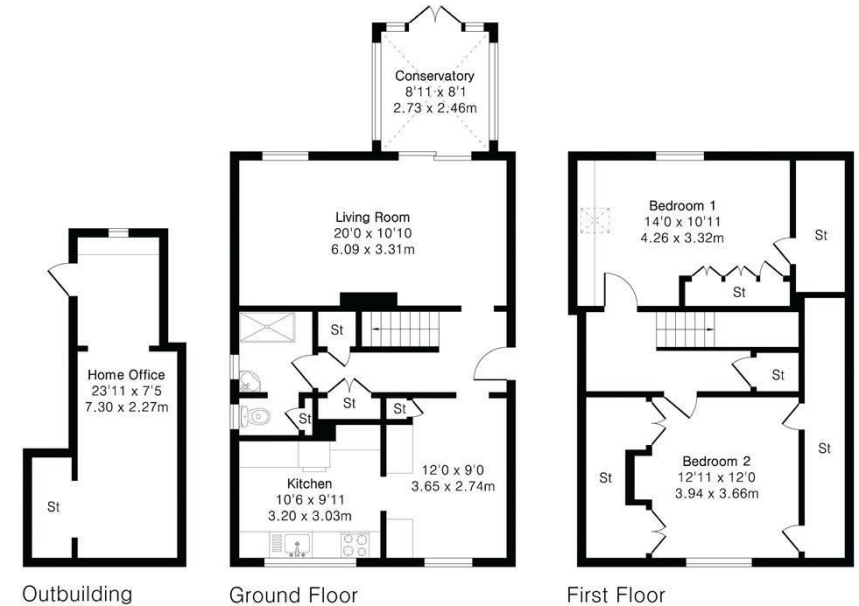


**Approximate Gross Internal Area 1252 sq ft - 116 sq m
(Excluding Outbuilding)**

Ground Floor Area 671 sq ft - 62 sq m

First Floor Area 581 sq ft - 54 sq m

Outbuilding Area 193 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents note:

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

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



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