



West Green, Barrington, Cambridge, CB22 7SA

**CHEFFINS**



## West Green

Barrington, Cambridge,  
CB22 7SA

A 2 bedroom detached single storey dwelling located off the green in a highly desirable and attractive village. The accommodation comprises entrance hallway, living room, kitchen/breakfast room, garden room, 2 double bedrooms, shower room and office. Off street parking, single garage and garden. Unfurnished. Available from 09/09/2025. EPC: D and Council Tax Band: D.

### LOCATION

Barrington, a picturesque village to the south west of Cambridge, offers a tranquil setting with good transport connections. Situated near the A10 and the M11, it provides convenient road access to major cities. The nearby Foxton and Shepreth train stations offer rail links to London. Local amenities include shops, schools, and a friendly community, making Barrington an ideal place to reside.

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£1,550 PCM





## ENTRANCE LOBBY

glazed to front and side aspects and door to:

## ENTRANCE HALLWAY

airing cupboard and doors to living room, kitchen, bedrooms and shower room.

## LIVING/DINING ROOM

feature electric fireplace, window to front aspect and sliding patio doors to:

## GARDEN ROOM

glazed to rear and side aspects and patio doors to garden.

## KITCHEN/BREAKFAST ROOM

base and wall units, work tops, sink with window to rear aspect above, integrated oven and grill and ceramic hob with extractor above, freestanding fridge and door to:

## LEAN-TO

washing machine, tumble dryer and door to garden.

## BEDROOM 1

built in wardrobe with sliding doors and window to rear aspect.

## BEDROOM 2

built in wardrobe with sliding doors and window to front aspect.

## SHOWER ROOM

shower enclosure, w.c., wash basin with vanity unit below, heated towel rail, illuminated mirror, cabinet and window to front aspect.

## OFFICE

accessed off the driveway or rear garden and window to rear aspect.

## PARKING

driveway providing off street parking for 3 cars and access to single garage.

## GARDEN

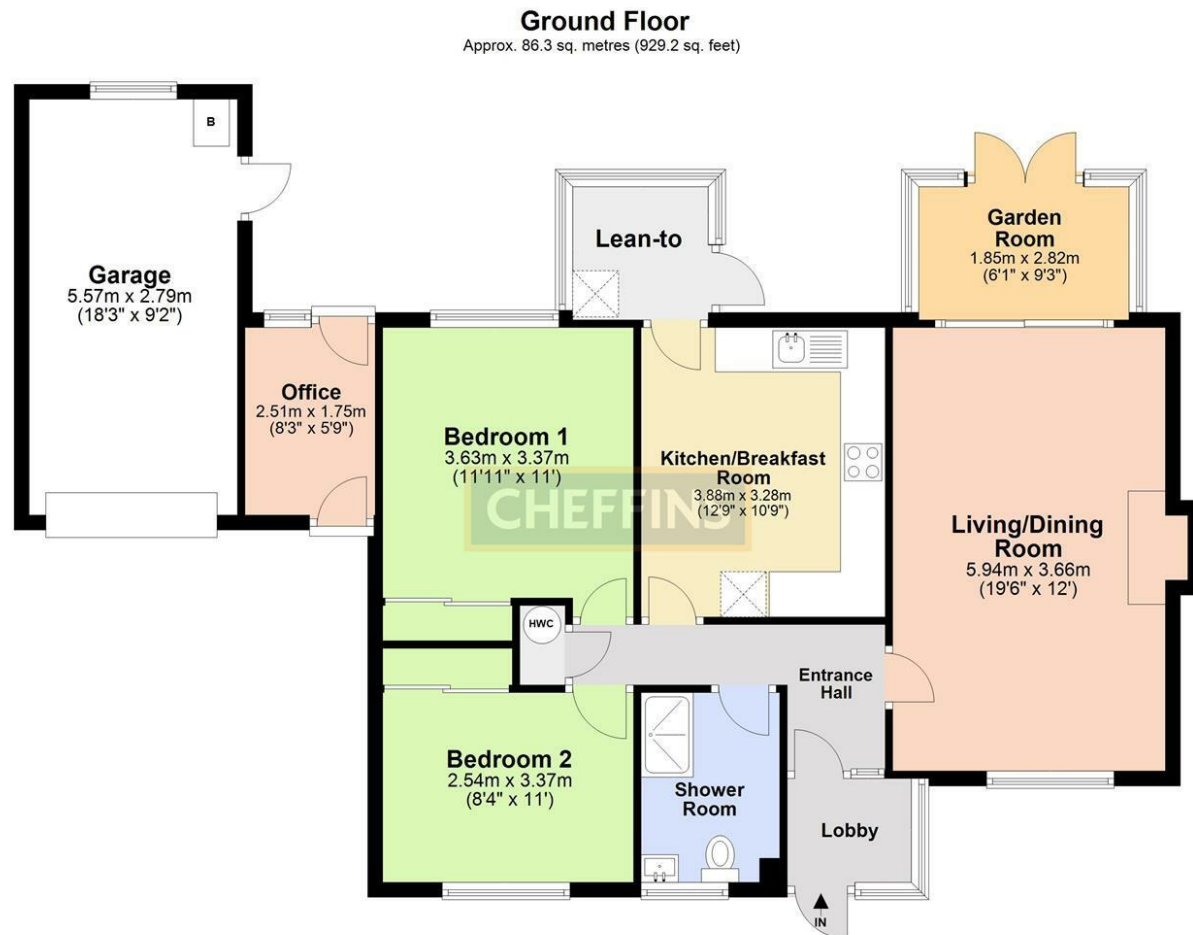
good sized garden to the front, side and rear principally laid to lawn with patio and fruit trees.

## 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 - £357  
Deposit - £1788





Total area: approx. 86.3 sq. metres (929.2 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	61	81	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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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.



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