



Eland Way, Cambridge, CB1 9XQ

**CHEFFINS**

## Eland Way

Cambridge,  
CB1 9XQ

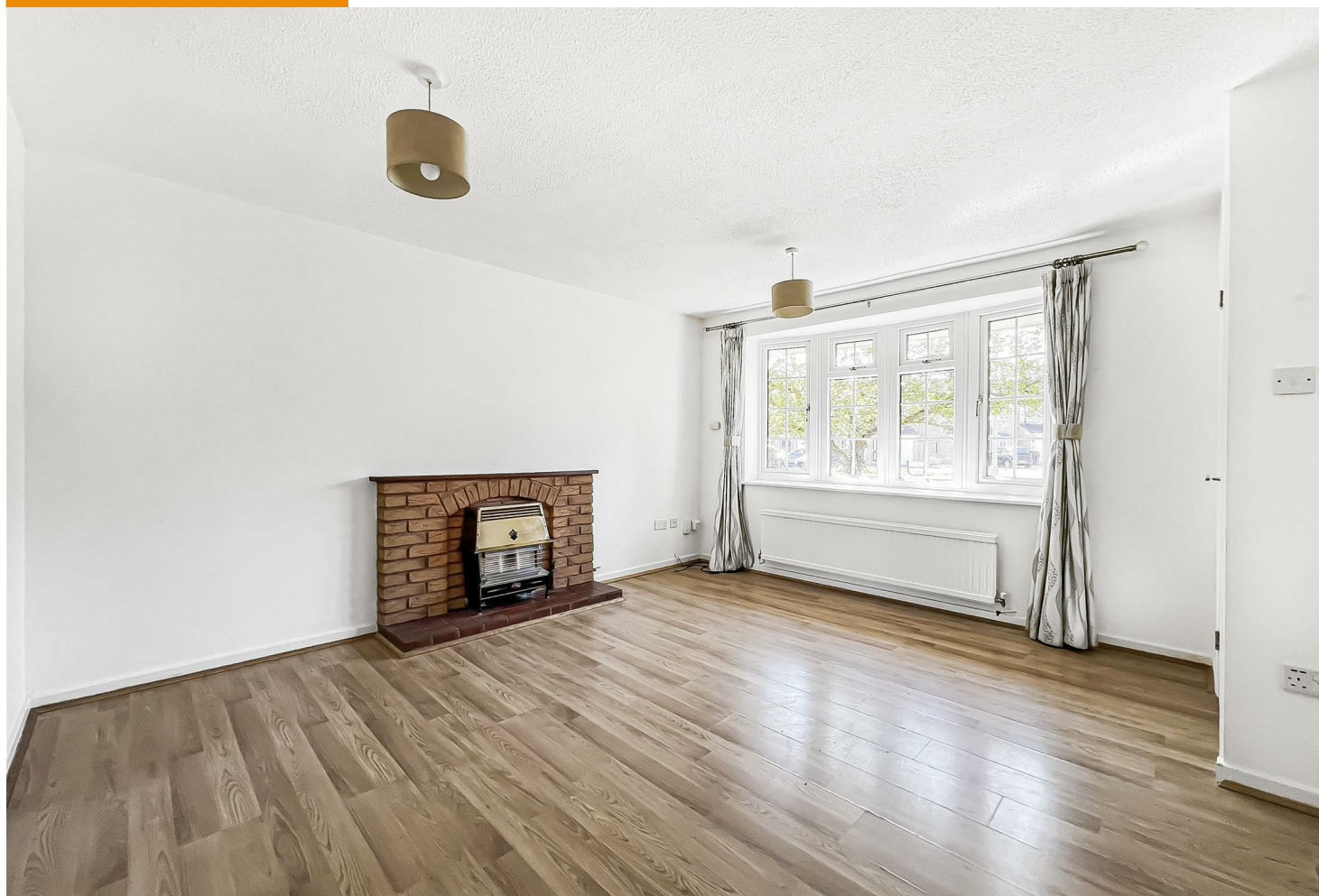
A well-presented and thoughtfully designed modern detached home, peacefully situated within a small, select cul-de-sac forming part of a popular and highly sought-after residential development. Located just south of the city, the property enjoys excellent access to a wide range of local amenities, including the nearby Tesco supermarket.

### LOCATION

Eland Way is a quiet and well-regarded residential street nestled within the popular and family-friendly area of Cherry Hinton, to the southeast of Cambridge city centre. The location offers a strong sense of community and excellent accessibility, with regular bus routes, cycle paths, and road links providing easy access into the city, Addenbrooke's Hospital, and the Biomedical Campus. Local amenities are close at hand, including a range of shops, supermarkets, schools, and parks, with Cherry Hinton Hall and its expansive green space just a short walk away. The area also benefits from nearby access to Cambridge train station and major road links including the A14 and M11, making it ideal for commuters and families alike

3 1 2

Guide Price £445,000





## ENTRANCE HALL

Double glazed front door leads into the entrance hall with a double glazed window to side aspect. Stairs to first floor and door to:

## SITTING ROOM

with fireplace, double glazed windows to the front aspect and door to:

## DINING ROOM

with double glazed windows to rear aspect and door to:

## KITCHEN

newly fitted kitchen with base and wall units, work tops, sink with double glazed window to rear aspect above, oven with gas hobs and extractor above, fridge freezer, washing machine, under stairs storage cupboard and double glazed door out to the side of the house.

## STAIRS/LANDING

with double glazed window to side aspect and built in cupboard. All bedrooms and the bathroom are accessed off the landing.

## BEDROOM 1

with built in wardrobe and double glazed window to rear aspect.

## BEDROOM 2

with built in wardrobe and double glazed window to front aspect.

## BEDROOM 3

with built in over stairs storage cupboard and double glazed window to front aspect.

## BATHROOM

with shower over bath, toilet, wash basin with window to rear aspect above, heated towel rail and wall mounted mirror.

## EXTERIOR FRONT

open front garden predominantly laid to lawn with path to front door and the side of the house and driveway providing off street parking and access to the garage.

## EXTERIOR REAR

enclosed rear garden predominantly laid to lawn with side access, patio and side door to garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</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		

Guide Price £445,000

Tenure - Freehold

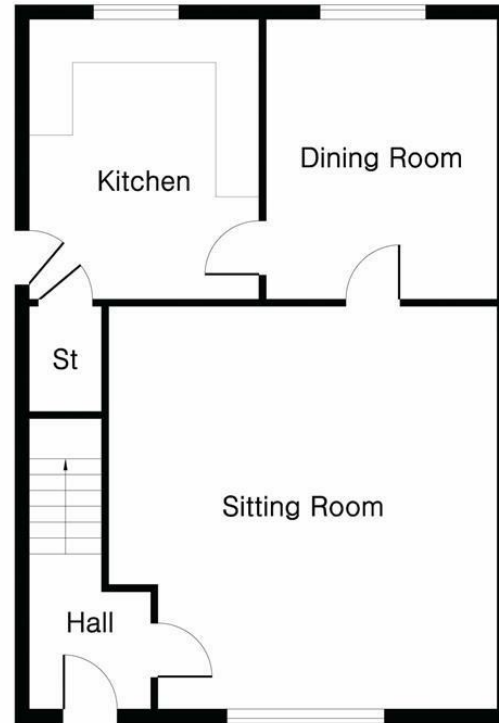
Council Tax Band - D

Local Authority - South Cambridgeshire District

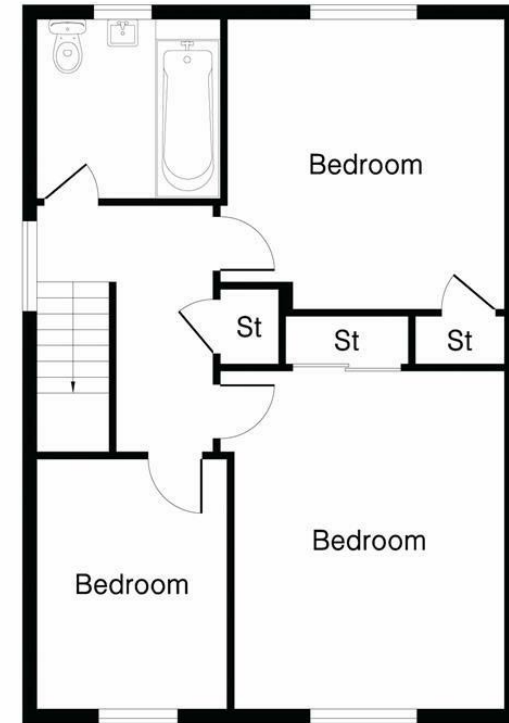
Council



CHEFFINS



Ground Floor



First Floor

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.



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