



High Street, Haslingfield, CB23 1JW

CHEFFINS

High Street

Haslingfield,
CB23 1JW

- Semi-Detached Home
- Three Bedrooms
- In Need Of Sympathetic Improvement & Updating
- Excellent Potential To Extend (STP)
- Sizeable Rear Garden
- Off Road Parking
- Chain Free

A well proportioned three bedroom semi detached home, offering excellent scope for sympathetic improvement and modernisation, benefitting from a generous and mature rear garden, useful utility/garden room and potential for off road parking, situated within this established and highly regarded residential area with convenient access to local amenities, schooling and major transport links.

3 1 2

Guide Price £450,000





LOCATION

Haslingfield is an attractive and highly regarded south Cambridgeshire village, positioned approximately 6 miles south west of Cambridge, offering an excellent balance of countryside surroundings and accessibility to the city. The village benefits from a strong sense of community and a range of everyday amenities including a village shop and post office, public house, recreation ground, church, village hall and well regarded primary schooling, with further schooling available in nearby Comberton including the highly regarded Comberton Village College catchment. For the commuter, the property offers convenient access to Cambridge city centre, Addenbrooke's Biomedical Campus, the M11 and A10, whilst nearby mainline railway stations at Cambridge and Foxton provide regular services into London King's Cross and Liverpool Street. The surrounding countryside offers an abundance of walks and cycling routes, with the neighbouring villages of Barton, Harston and Grantchester providing further recreational and dining opportunities. Haslingfield remains a particularly popular village for purchasers seeking a well connected yet more peaceful village setting within easy reach of Cambridge.

ENTRANCE HALL

Part glazed entrance door leading through into entrance hall with stairs rising to first floor accommodation, radiator and doors leading into respective rooms.

LIVING ROOM

A well proportioned principal reception room with double glazed windows to both front and rear aspects providing excellent levels of natural light, feature fireplace with stone surround and hearth, fitted shelving and radiators. Glazed double doors leading through into:

DINING ROOM

A flexible reception space ideal for formal dining or further family living space, with double glazed windows to both front and side aspects, radiator and opening through into kitchen.

KITCHEN

Comprising a collection of both wall and base mounted storage cupboards and drawers with fitted work surfaces over, inset sink with drainage to side and hot and cold

mixer tap, four ring gas hob with extractor hood over, space and plumbing for washing machine and further appliance spaces. Understairs storage cupboard, double glazed window overlooking the rear garden and door leading through into:

UTILITY/GARDEN ROOM

A useful additional reception or utility space with fitted storage cupboard, double glazed windows and part glazed door leading out onto the rear garden.

FIRST FLOOR LANDING

With double glazed window to rear aspect, airing cupboard housing hot water cylinder and doors leading into respective rooms.

BEDROOM ONE

A generous double bedroom with double glazed windows to front and side aspects, fitted storage cupboards and radiator.

BEDROOM TWO

A further well proportioned double bedroom with double glazed window to rear aspect, fitted wardrobes and radiator.

BEDROOM THREE

With double glazed window to rear aspect, fitted storage cupboard and radiator.

SHOWER ROOM

Comprising a three piece suite with low level WC, wash hand basin with storage beneath and shower enclosure with wall mounted shower unit. Double glazed obscured window to front aspect and radiator.

OUTSIDE

To the front the property is approached via a pathway leading to the main entrance door, with established planted borders and side access leading through into the rear garden.

The generous rear garden is predominantly laid to lawn with a range of mature trees, shrubs and planted borders, creating a good degree of privacy. There is a timber storage shed, gravelled seating areas and ample space for further landscaping or extension potential, subject to the relevant planning consents.



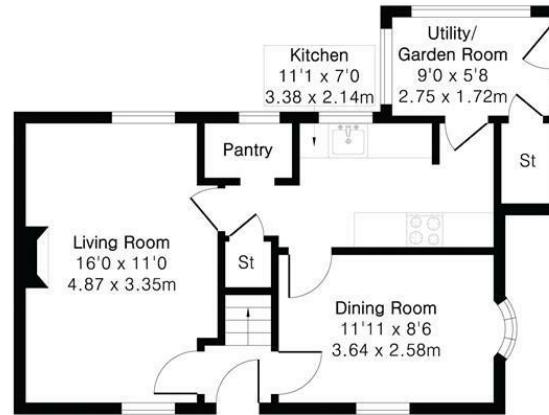




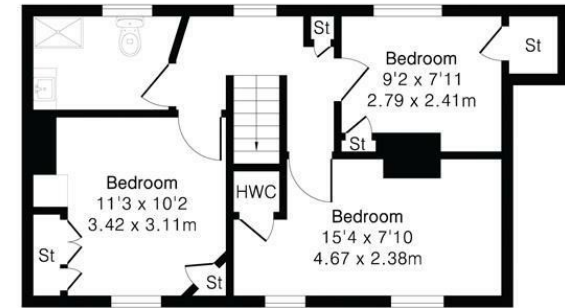
Approximate Gross Internal Area 937 sq ft - 87 sq m

Ground Floor Area 499 sq ft – 46 sq m

First Floor Area 438 sq ft – 41 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
67	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

District Council



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.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.