



West End, Haddenham, CB6 3TD

CHEFFINS

West End

Haddenham,
CB6 3TD

- Well Presented Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms & Conservatory
- Ample off Road Parking & Single Garage
- Generous Rear Garden Enjoying Countryside Views
- Popular Village Location
- Freehold / Council Tax Band D / EPC Rating TBC

Cheffins are delighted to offer to the market this well presented detached family home located in the popular village of Haddenham, enjoying countryside views to the rear.

The property comprises of entrance hall, cloakroom, lounge, dining room, conservatory providing access into the garden, kitchen and separate utility room. To the first floor there are 4 bedrooms and bathroom completing the internal accommodation.

Outside the property there is off road parking for multiple vehicles including space for a caravan and the driveway leads up to a single garage. To the rear there is an enclosed garden being mainly laid to lawn with raised patio and second sun patio to rear, all enjoying countryside views.

For further information or to arrange a viewing please contact us.

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Guide Price £495,000





LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, shop with post office, pharmacy, doctors surgery, butchers, take-away restaurant and public house, together with an art centre/studios which have regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenhall Centre in Station Road where there is also a public library. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

UTILITY ROOM

With window to rear, door to side, range of wall and base units with worksurfaces over, plumbing for washing machine, floor standing boiler, radiator, access to loft.

KITCHEN

Fitted with a range of bespoke base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4-ring electric hob with extractor hood over, 1 1/2 bowl sink with mixer tap, radiator, window to rear.

DINING ROOM

With door to rear leading into a conservatory, radiator. Archway through to lounge.

CONSERVATORY

With door to side providing access into the garden, 2 electric heaters, ceiling fan.

LOUNGE

With window to front, 2 radiators, open fireplace.

HALLWAY

With door to front aspect, stairs to first floor, radiator.

CLOAKROOM

Fitted with 2-piece suite comprising low level WC and vanity wash hand basin, window to side, radiator.

FIRST FLOOR LANDING

With window to side, airing cupboard housing hot water tank, access to part boarded loft.

BATHROOM

Fitted with a 3-piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with shower over and screen, heated towel rail, window to side.

BEDROOM 1

With window to front, radiator.

BEDROOM 2

With window to rear, radiator.

BEDROOM 3

With window to front, radiator.

BEDROOM 4

With window to rear, radiator.

OUTSIDE

To the front of the property there is a gravelled driveway having shared access with 3 neighbouring properties. The front of the property is split into sections, being a main driveway providing parking and leading to a single garage with up and over door, power and light connected and door to the side leading into the garden, a further parking area and a lawned area and shed for storage. The rear garden is mainly laid to lawn with a raised paved patio, mature shrubs and trees to borders, 2 timber sheds and a sun patio to the rear enjoying countryside views. The oil storage tank is also situated in the rear garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.











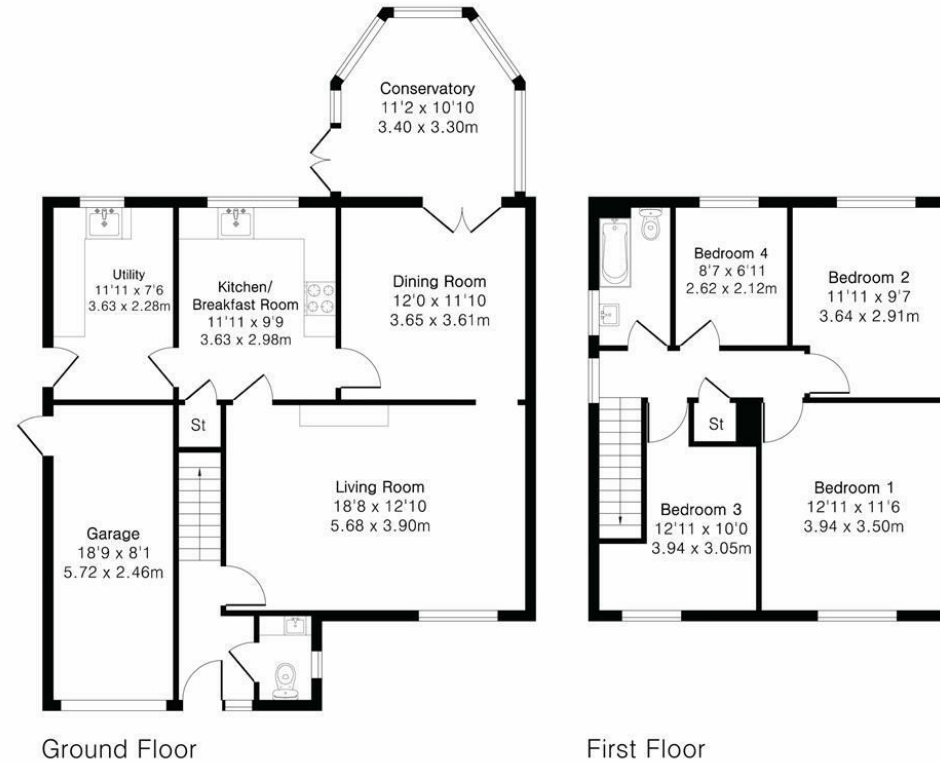




Approximate Gross Internal Area 1485 sq ft - 138 sq m

Ground Floor Area 943 sq ft – 88 sq m

First Floor Area 542 sq ft – 50 sq m



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

Guide Price £495,000

Tenure – Freehold

Council Tax Band – D

Local Authority – East Cambs 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.

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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.



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