



West End, Haddenham, CB6 3TE

**CHEFFINS**



## West End

Haddenham,  
CB6 3TE

- Established Detached Bungalow
- Well Presented
- 3 Bedrooms
- Enclosed Garden
- Off Road Parking & Single Garage
- Popular Village
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

Cheffins offer to the market this well presented detached bungalow located in the popular village of Haddenham.

The property comprises of entrance hall, refitted kitchen/dining room, cloakroom, living room, 3 good size bedrooms and shower room to complete the internal accommodation. Outside the property there are generous gardens, whilst a driveway provides off road parking and leads up to a single garage.

To fully appreciate all that is on offer, please contact us today to arrange a viewing.



**Guide Price £375,000**





## 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, post office, 2 shops (1 with chemist), doctors surgery, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the 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.



## ENTRANCE HALL

With door to front, access to loft, radiator.

## KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 2 windows to side, window to rear, 1 1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine, 4-ring hob with extractor hood over, integrated fridge/freezer, tiled splashbacks, radiator.

## UTILITY ROOM

With space for tumble drier, windows to side and rear, door to rear providing access into the garden.

## CLOAKROOM

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

## LIVING ROOM

With windows to front and side, radiator.

## BEDROOM 1

With window to rear, radiator.

## BEDROOM 2

With window to rear, fitted wardrobes,

## BEDROOM 3

With window to front, electric heater.

## SHOWER ROOM

Fitted with low level WC, vanity wash hand basin and walk-in shower, heated towel rail, window to rear, extractor fan, tiled splashbacks.

## OUTSIDE

To the front of the property is a mainly laid to lawn garden. A driveway provides off road parking for 1/2 cars and leads to a single garage with up and over door, door to side providing access into the garden, power and light connected and window to rear.

The rear garden is mainly laid to lawn with gated access, outdoor power and oil storage tank.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





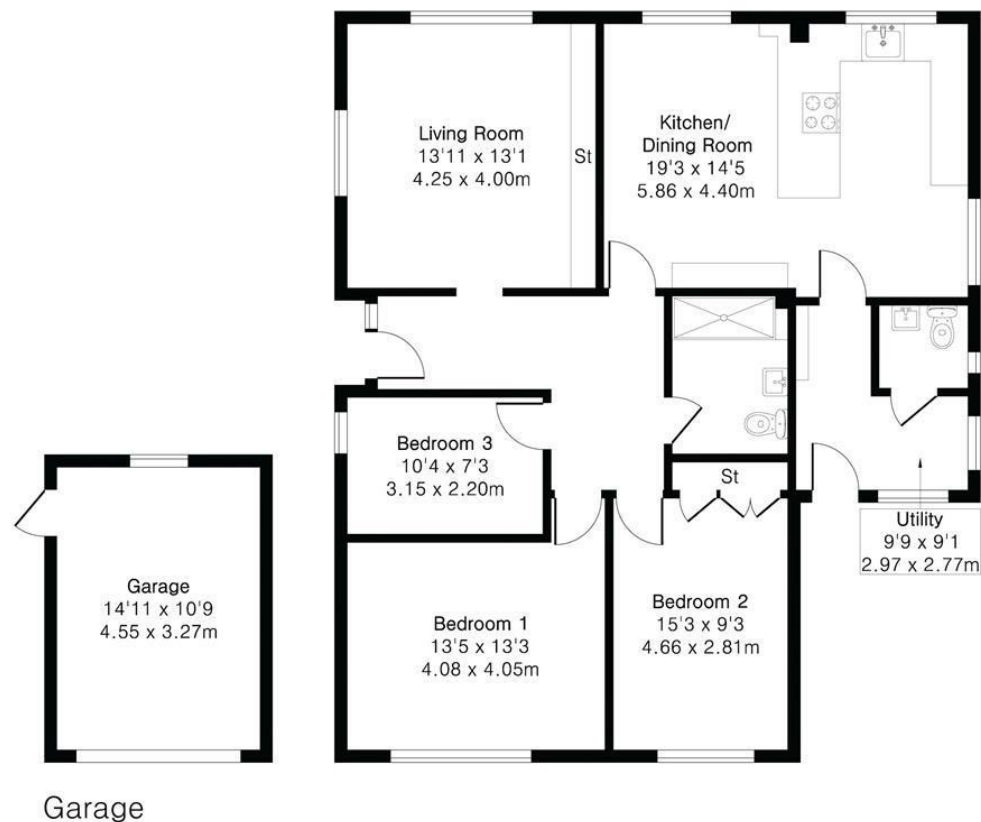






**Approximate Gross Internal Area 1116 sq ft - 104 sq m  
(Excluding Garage)**

Garage Area 160 sq ft – 15 sq m



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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 |         |           |
|                                             | 58      | 71        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £375,000

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: 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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