



5 Church Road.  
Hauxton, CB22 5HS

Guide price £575,000

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- South-west facing garden
- Detached studio (added 2022)
- Driveway parking with EV charging point
- 3 bed, 2.5 bath, 2 recep
- EPC - B/81

A generously proportioned home of 1474 sqft/136 sqm, plus a versatile studio, enjoying a non-estate position in this convenient village, close to the M11, Addenbrooke's & City Centre.

This spacious, energy efficient end-of-terraced home was constructed in 2000 & has been thoughtfully designed with open-plan living in mind. The house has fibre virgin internet connected, an electric EV charging point & a versatile garden studio which is underfloor heated & fully insulated.

The ground floor has a very open-plan feel & is mainly finished with engineered wood flooring. There is a stylish kitchen/dining area with a central island & various fitted units. Integrated appliances include a fridge/freezer, double oven, dishwasher & a 5-ring gas hob with extractor over. There is a separate utility room with additional units & access to a cloakroom W.C. The living/room benefits from a dual aspect & has double doors to the rear garden & studio.

Upstairs are 3 double bedrooms, all of which include built-in cupboards. The master bedroom has an en suite & double doors opening onto a Juliet balcony. The main bathroom includes a separate bath & shower, complemented by attractive tiling, inset spotlights & a heated towel rail.





Outside the property is set back behind a driveway with wrought iron railings. A side gate leads to a private south-facing rear garden with a paved terrace & lawned area with cherry blossom trees & well stocked borders. The studio is well insulated & has internet, power & lighting, offering versatility to suit individual purchaser's needs.

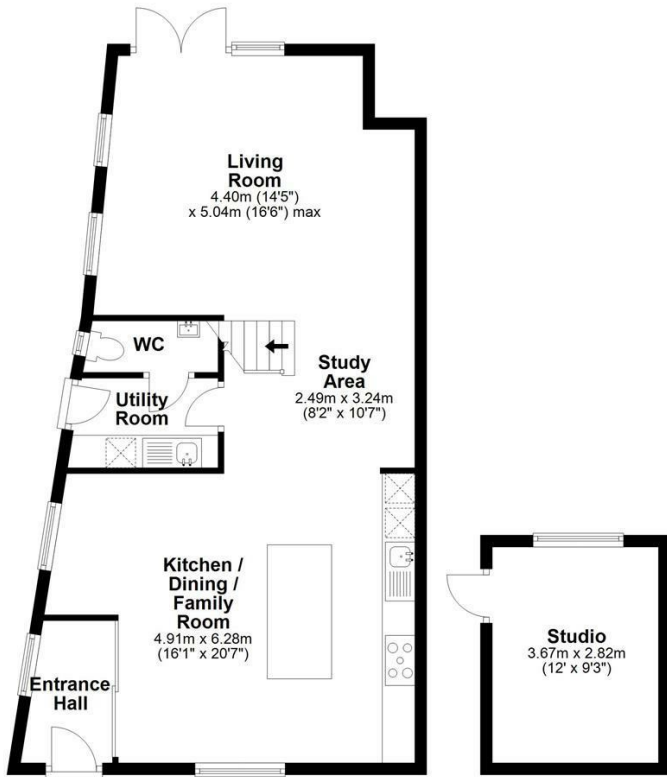
Hauxton is a friendly village located just 4 miles from Cambridge. There are a range of amenities including an organic health shop & The Hauxton Centre, with a café area & versatile spaces for recreational activities, business meetings & social gatherings.

There is a well-regarded primary school that goes on to feed either Melbourn or Sawston Village Colleges, with bus services to both.



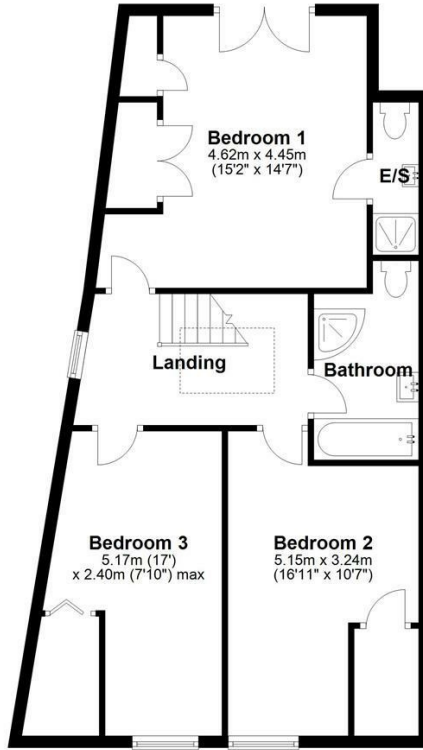
## Ground Floor

Main area: approx. 68.2 sq. metres (734.1 sq. feet)  
Plus studio, approx. 10.3 sq. metres (111.2 sq. feet)



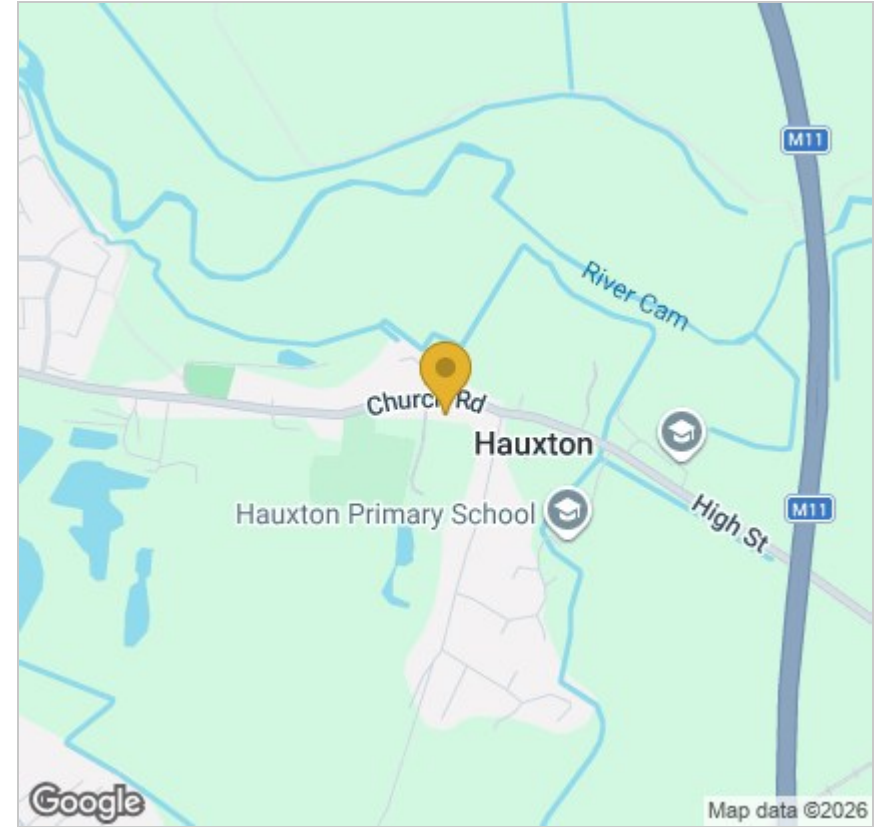
## First Floor

Approx. 68.7 sq. metres (739.9 sq. feet)

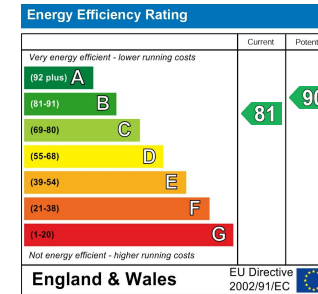


Main area: Approx. 136.9 sq. metres (1473.9 sq. feet)

Plus studio, approx. 10.3 sq. metres (111.2 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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