

1A Aylesford Way

Cambridge, CB22 5DP

Guide price £850,000

4 2 3 B

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- 1576 sqft / 146 sqm
- 4 bed, 2 bath, 2 recep
- Large driveway with EV charging
- Cul-de-sac
- Updated boiler, windows and doors
- Scope for loft conversion (STPP)

A much improved detached bungalow, built in 2001 and enjoying a quiet position just off London Road, within walking distance of both Stapleford and Great Shelford village centres.

This individually built bungalow enjoys a convenient location, just a few minutes' walk from Stapleford's village shop and less than a 10 minute walk from Great Shelford's excellent centre.

The property has been greatly improved since it was purchased by the owners in 2019. Additions include a refitted kitchen / dining room, updated boiler, windows, doors, family bathroom and a brand new en suite shower room, added earlier this year.

A welcoming entrance hall offers built-in storage and access to a partially boarded loft with a pull-down ladder. There are 3 versatile reception rooms, the home office including a useful utility cupboard. The star of the show is the hugely impressive kitchen / dining room with a peninsula breakfast bar, various integrated Bosch and Siemens appliances, as well as an integrated coffee station. Double doors from the dining area open onto the garden.















There are 4 bedrooms, the principal bedroom benefitting from a dual aspect and a brand new Grohe en-suite shower room, creating an ultra modern look. The family bathroom has also been fitted with a modern white suite, complemented by attractive tiling and vanity furniture.

Outside the property is set back behind a large paved driveway providing extensive parking. The main garden is at the side of the property, off the conservatory and sitting room and offers a superb degree of privacy.

Stapleford is a popular village 4 miles south of Cambridge. Nearby, Gt Shelford (0.8 miles) has a bus service and mainline station to London and Cambridge, with easy access to the M11 and Stansted.

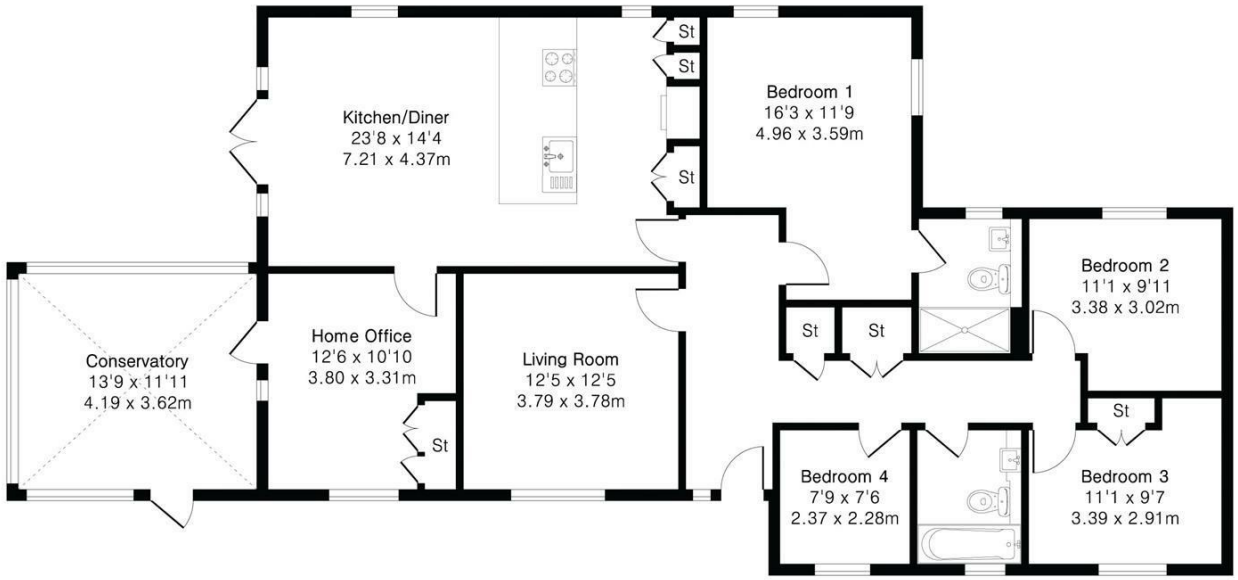
Stapleford has a recreation ground, tennis court, and walks including the Roman Road, Wandlebury and nearby Gog Magog Golf Course. Stapleford Granary hosts music, art and events with a café.





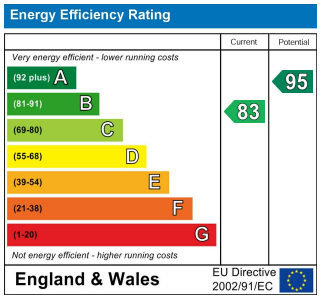
GRAY TOYNBEE

Approximate Gross Internal Area 1576 sq ft - 146 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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