

GRAY
TOYNBEE



5 Church Road.
Hauxton, CB22 5HS

Guide price £595,000

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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.



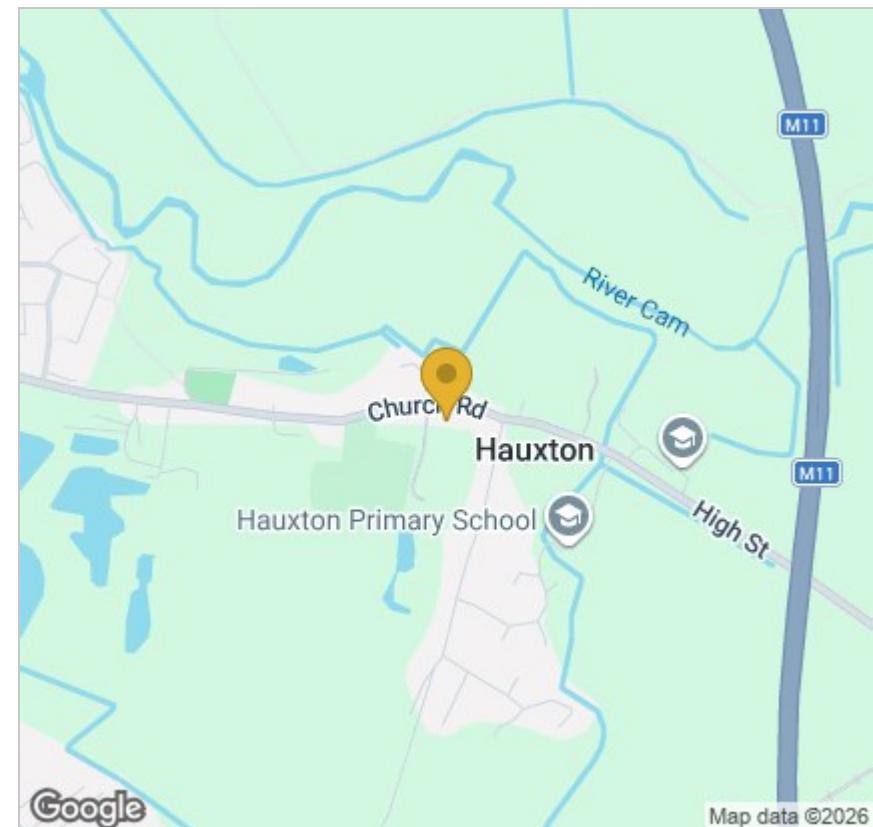
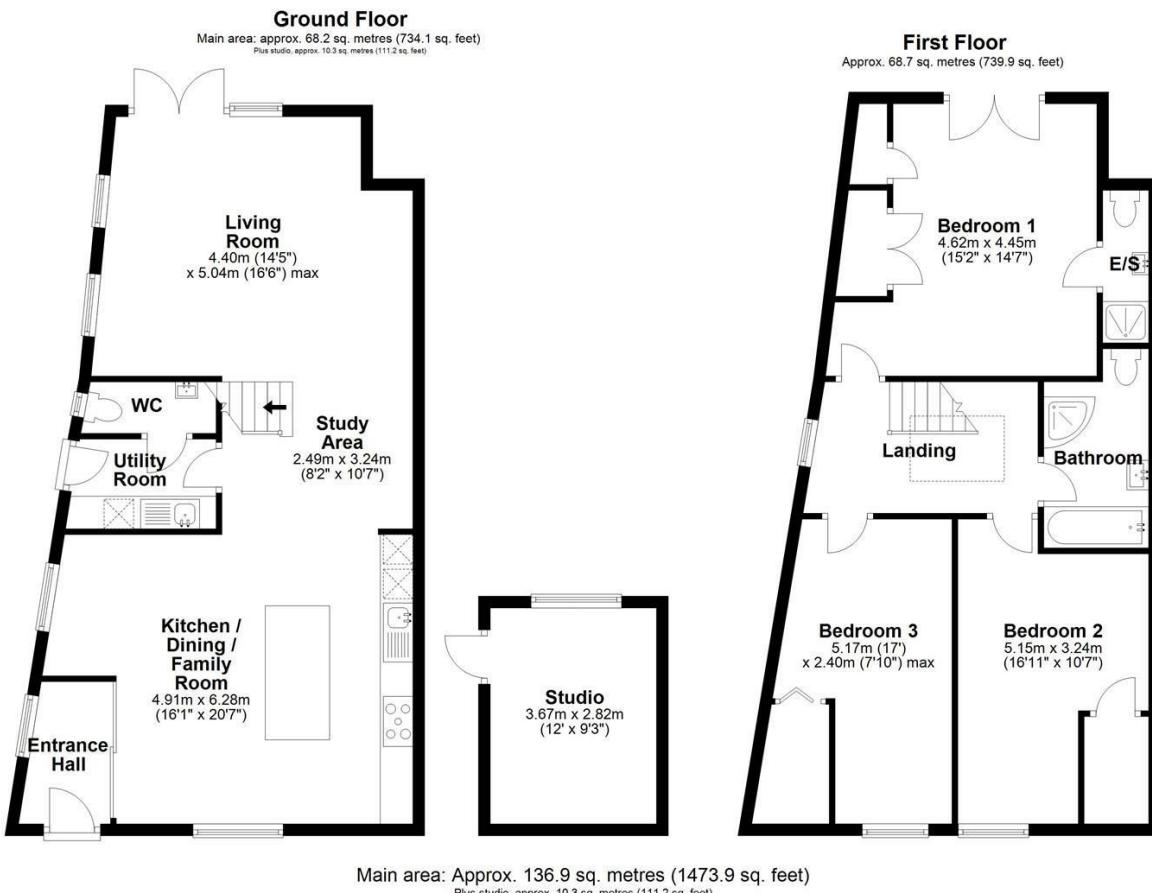


Outside the property is set back behind a driveway with wrought iron railings. A side gate leads to a private south-facing rear garden with a paved terrace & lawned area with cherry blossom trees & well stocked borders. The studio is well insulated & has internet, power & lighting, offering versatility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

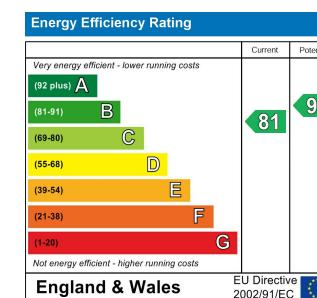
Hauxton is a friendly village located just 4 miles from Cambridge. There are a range of amenities including an organic health shop & The Hauxton Centre, with a café area & versatile spaces for recreational activities, business meetings & social gatherings.

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





Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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