



76 sqm / 818 sqft

Garage (22.75 sqm) & drive

318 sqm / 0.078 acre

1970s

Link-detached bungalow

EPC - D / 61

2 beds, 1 recep, 1.5 bath

Council Tax Band - E

Aylesford Way

A link-detached two bedroom bungalow with a south facing garden and garage located in a popular residential area off London Road and within walking distance of nearby facilities and shops in Stapleford and Great Shelford.

CHAIN FREE



Guide Price
£425,000



This link-detached bungalow is nicely proportioned measuring around 76 sqm / 818 sqft excluding the garage and is set behind a landscaped feature garden offering a good level of privacy.

From the hallway, there is access to all the rooms including two double bedrooms, a kitchen, a modern bathroom and a separate wc.

The living/dining room is at the rear of the bungalow, which benefits from the southerly aspect allowing lots of natural light, aided by the large double glazed windows, patio door and high level window.

The drive has parking for two cars and leads to the attached, generously sized garage with power and light connected. At the far end of the garage there is a cupboard housing the gas fired boiler and a door to the garden, which is enclosed by high level fencing, has a paved patio and lawn. The rear garden can also be accessed via a gate and path to the side of the kitchen.





Ground Floor
Approx. 76.0 sq. metres (817.8 sq. feet)

**Garage
(excl.)**
6.50m x 3.50m
(21'4" x 11'6")

**Sitting/Dining
Room**
5.35m x 6.55m
(17'7" x 21'6")

Bedroom 2
3.75m x 2.70m
(12'4" x 8'10")

Bedroom 1
2.95m x 3.70m
(9'8" x 12'2")

Kitchen
2.95m x 2.75m
(9'8" x 9')

Total area: approx. 76.0 sq. metres (817.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx.
(76.0 sqm / 817.8 sqft)



Stapleford is a thriving village about 4 miles south of the City Centre and is especially desirable to those looking for easy access into Cambridge from a traditional and attractive village setting.

It has a primary school rated "Good" by Ofsted which feeds Sawston Village College (2 miles) also rated "Good". There are two pubs, a small supermarket, petrol station and garage, hairdresser, beauty salon and barber. Further facilities including a GP surgery and dentist as well as a range of shops can be found in neighbouring Great Shelford. The Gog Magog Hills, golf club and Wandlebury Country Park are at the northern edge of the village.

Commuters have easy access to the DNA cycleway leading to the Addenbrooke's site (2.5 miles) and the City Centre beyond. Shelford railway station is 0.6 miles from the property and offers services to Cambridge and London Liverpool Street.

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