



Haden Way, Cambridge, CB24

£230,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

A deceptively spacious 2 bedroom property in quiet village of Willingham, great family home with ample private parking, lots of storage, 2 double bedrooms and rear conservatory. Set over 934 sqft of space this has lots of potential to develop a 3 bedroom or extend STPP. 0333 103 8390.

Key features:

- Family Home
- Private Parking
- Lots of Storage Space
- 934 sqft
- Village of Willingham
- Within Close Proximity to Good Schools
- Generous Garden

Extra info:

- **Property Age:** 42 years
- **Council Tax:** Band B (£1402.34 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



A deceptively spacious 2 bedroom family home in Willingham, in a quiet cul-de-sac suitable for families. Outside the property is a green space for children to play, and given the quiet nature of the road it would be perfectly safe for younger children outside. The local area of Willingham is a lovely village with everything you will need including local pubs, a local supermarket, GP and Post Office. The village has a wonderful atmosphere and community feel so it would be great for a couple with one child or a professional couple looking for village life. The location is ideal for small families, with local schools just up the road, baby and toddler groups, Cambridge Melchior and The Old Buttery Nursery.

Briefly, the benefits of this property include a fantastic amount of storage, a total square footage of 934 sq ft which is exceptional for a 2 bedroom home, a conservatory, two double bedrooms and potential to extend even further. Outside there is ample private parking (as shown) accessible via the back gate.

The accommodation is set out over two floors including;

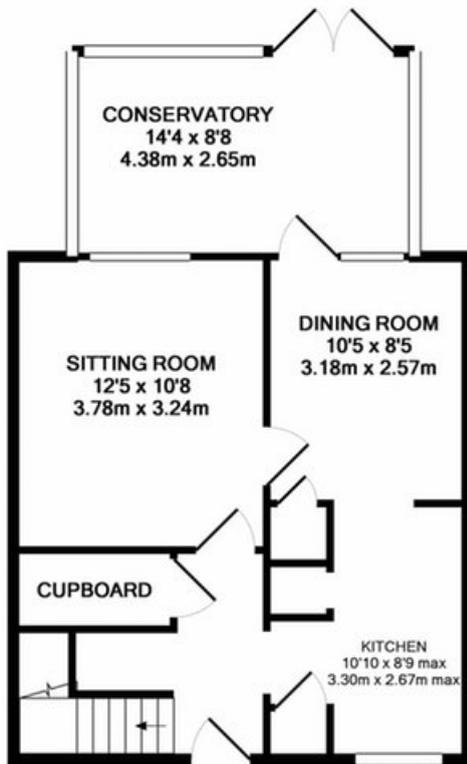
Family lounge area with carpets and window looking out to the conservatory, a separate dining room which joins the kitchen and conservatory creating a nice flow to the space and downstairs accommodation.

The family kitchen offers both eye level and base wall units in cream with country-style metal handles and rustic square tiling. An integrated oven with a 4 ring hob and extractor fan, and space for both a washing machine and dishwasher. The sink sits to the rear of the kitchen with under sink storage.

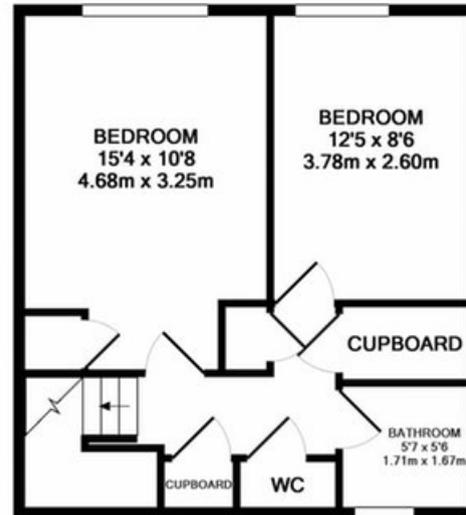
Through the dining area you will find the conservatory, carpeted with storage and double doors leading out to the garden. The hallways downstairs and upstairs both provide ample storage, with a total of 4 good sized storage cupboards. The plan of the property and generous garden allows for extension, either outwards or for conversion of the WC and storage into a 3rd office space or small bedroom! Upstairs are 2 double bedrooms of considerable size towards the rear of the property, the master bedroom offering additional storage via a small storage cupboard.

Viewings are highly recommended, please contact HouseSimple to arrange now! 0333 103 8390.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.8 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

42, Haden Way
Willingham
CAMBRIDGE
CB24 5HB

Dwelling type: Mid-terrace house
Date of assessment: 21 May 2009
Date of certificate: 21 May 2009
Reference number: 2798-0025-6275-6021-2060
Total floor area: 81 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	68	
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		78

Net energy efficient - lower running costs

Environmental Impact (CO₂) Rating

	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	64	
(1 - 20) G		75

Net environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	248 kWh/m ² per year	174 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.3 tonnes per year
Lighting	£77 per year	£38 per year
Heating	£391 per year	£323 per year
Hot water	£157 per year	£102 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

MISREPRESENTATION ACT, 1967.

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