

ENTRANCE HALLWAY Wooden glazed external door, double glazed window to side aspect, large under stairs storage cupboard housing oil fired boiler, radiator, wood effect vinyl flooring, wooden glazed door to rear, doors to living room, kitchen/breakfast room, dining room and downstairs cloakroom.



KITCHEN/BREAKFAST ROOM 18' 10" x 10' 9" (5.76m x 3.29m) Double glazed windows to front and side aspect, range of matching base and wall mounted units, granite worksurfaces over, range of Neff built in appliances comprising electric cooker with induction hob and extractor hood over, integrated microwave, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Inset sink unit with drainer, radiator, wood effect vinyl flooring.



LIVING ROOM 23' 7" x 12' 7" (7.19m x 3.84m) Double glazed window to front aspect, double glazed French doors to rear, two radiators, open fireplace, coving.

DINING ROOM 12' 8" x 10' 9" (3.87m x 3.30m) Double glazed window to rear aspect overlooking the garden, radiator, coving.

DOWNSTAIRS CLOAKROOM Double glazed obscured window to rear aspect, two piece suite comprising low level w.c, wash hand basin, recently fitted chrome flat radiator.

FIRST FLOOR LANDING Built in cupboard, loft access, airing cupboard housing water cylinder and shower pump, doors to bedrooms and bathroom.



BEDROOM ONE 14' 6" x 11' 1" max (4.44m x 3.38m) Double glazed window to front aspect, range of fitted wardrobes and overhead cupboards, Karndean flooring.

EN-SUITE Double glazed window to front aspect, re-fitted suite comprising low level w.c, wash hand basin and fully tiled corner shower cubicle. Chrome radiator, Hudon Teed cupboards, Karndean flooring.

BEDROOM TWO 14' 6" x 8' 0" (4.44m x 2.46m) Double glazed window to side aspect, radiator, double built in wardrobe.

BEDROOM THREE 10' 11" x 8' 10" (3.35m x 2.70m)



Double glazed window to rear aspect, range of fitted cupboards, radiator.

BEDROOM FOUR 10' 7" max x 9' 2" (3.23m x 2.80m)
Double glazed window to front aspect, built in wardrobe with sliding doors, built in storage ideal for an office set up.

BEDROOM FIVE 9' 5" x 8' 9" (2.89m x 2.69m) Double glazed window to rear aspect overlooking the garden, radiator, fitted double wardrobe.

BATHROOM Obscured double glazed window to rear aspect, re-fitted three piece suite comprising low level w.c, wash hand basin with vanity cupboard under, I-shaped panel enclosed bath with rainfall showerhead attachment and waterfall spout, tiled splash backs, built in Hudson Reed storage cupboards, chrome radiator, Hudson Reed mirror with lights and clock, Karndean flooring.

OUTSIDE To the front of the property there is a lawned front garden with driveway providing off road parking leading to a single garage with electric up and over door. The rear garden is laid to lawn and patio with a range of shrubs and flower beds, oil tank and all fully enclosed.

LOCATION Haslingfield lies about 6 miles (9.66 kilometres) south-west of Cambridge and 10 miles (ca. 16 kilometres) north-east of Royston.

VILLAGE INFORMATION Haslingfield is a popular commuter village offering convenient access to the M11 and the south side of Cambridge. There is also regular train service at Foxton station which provides access into Cambridge and Kings Cross station.

The village has a vibrant community with plenty of local clubs such as a cricket club, tennis club, film club, folk dancing club, a pilates group, a choir, knitting club, and an amateur dramatics group.

Schooling is provided by Haslingfield Endowed Primary School, rated good by Ofsted, and the Little Owls pre-school. The secondary school catchment is Comberton Village College which is rated outstanding by Ofsted and located in Comberton, just north-west of Haslingfield.

FACILITIES Local facilities include a post office, a general





15 The Hemlocks, Haslingfield

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15 The Hemlocks, Haslingfield,
Cambridge, CB23 1LE

£600,000 Freehold

This extended, detached, five-bedroom home is situated in the popular village of Haslingfield on a quiet cul-de-sac location that is a stones throw from the primary school and local amenities. This family home offers excellent space both upstairs and downstairs with the kitchen and bathrooms recently being fitted and an enclosed, non-overlooked rear garden.



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