



**A 2 bedroom, detached bungalow situated in this highly regarded and well served village, conveniently placed for access to Cambridge and London.**

**In brief**

Cambridge 6 miles, M11 (junction 11) 3 miles, Foxtton Railway Station (King's Cross line) 3 miles, (distances are approximate).

Gross Internal Area: 816 sq ft (75 sq m)

**3 LILAC CLOSE, HASLINGFIELD**  
**£365,000 (GUIDE PRICE)**

## Property Summary

Entrance Hall, Sitting/Dining Room, Kitchen, 2 Bedrooms, Bathroom

Outside: Garage, Store, Mature Gardens

## Situation

Haslingfield is a popular village situated approximately 6 miles south west of Cambridge. Local facilities include a general store/post office, hairdressers, village shop, coffee shop, farm shop, recreation ground, village hall and primary school. Secondary school and sixth form education is available at the highly acclaimed Comberton Village College, which lies about 4.5 miles to the north.

Commuters are well served by road or rail with the nearby M11 providing good access to Stansted Airport and the M25 and a mainline railway station at Foxton provides services to King's Cross in about 72 minutes. Alternatively, there is also a mainline railway station at Royston (about 9.5 miles) providing a fast service to King's Cross in 35 minutes.

## Description

3 Lilac Close was built in the early 1960s and is constructed with brick elevations under a tiled roof. The property provides an outstanding opportunity for potential buyers to make alterations and improvements to their own particular tastes and requirements, subject to the necessary planning consents being obtained.

## Outside

Set back from the road, the front garden is enclosed partly by fencing with an area of lawn and shrub beds. A driveway provides off road parking and leads to a **Single Garage** with door to rear garden and access to separate store.

A secure internal passage leads to the enclosed rear garden which is mainly laid to lawn with well stocked mature flower and shrub beds and contains a raised paved terrace, garden shed and greenhouse.



## Property Highlights

- Spacious Sitting Room with feature fire, which benefits from a delightful vista over the rear garden
- Kitchen fitted with a range of wall and base cabinets with drawers and space for fridge/freezer, cooker and washing machine
- 2 double Bedrooms and Bathroom
- Single Garage
- Gas fired central heating
- No onward chain

**3 LILAC CLOSE,  
HASLINGFIELD,  
CAMBRIDGESHIRE CB23 1JS**

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft  
Garage / Store = 15.2 sq m / 164 sq ft  
Total = 91 sq m / 980 sq ft

- Kitchen
- Reception
- Bath / Shower Room
- Bedrooms
- Circulation
- Garage



NOT TO SCALE: For guidance purposes only.

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Warrick Anderson  
01223 559432  
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

### Additional Information

#### Services

All mains services are connected to the property.

#### Local Authorities

South Cambridgeshire District Council  
0345 045 0500

#### Outgoings

Tax Band: D  
Tax Payable 2019/2020: £1,887.36

#### Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

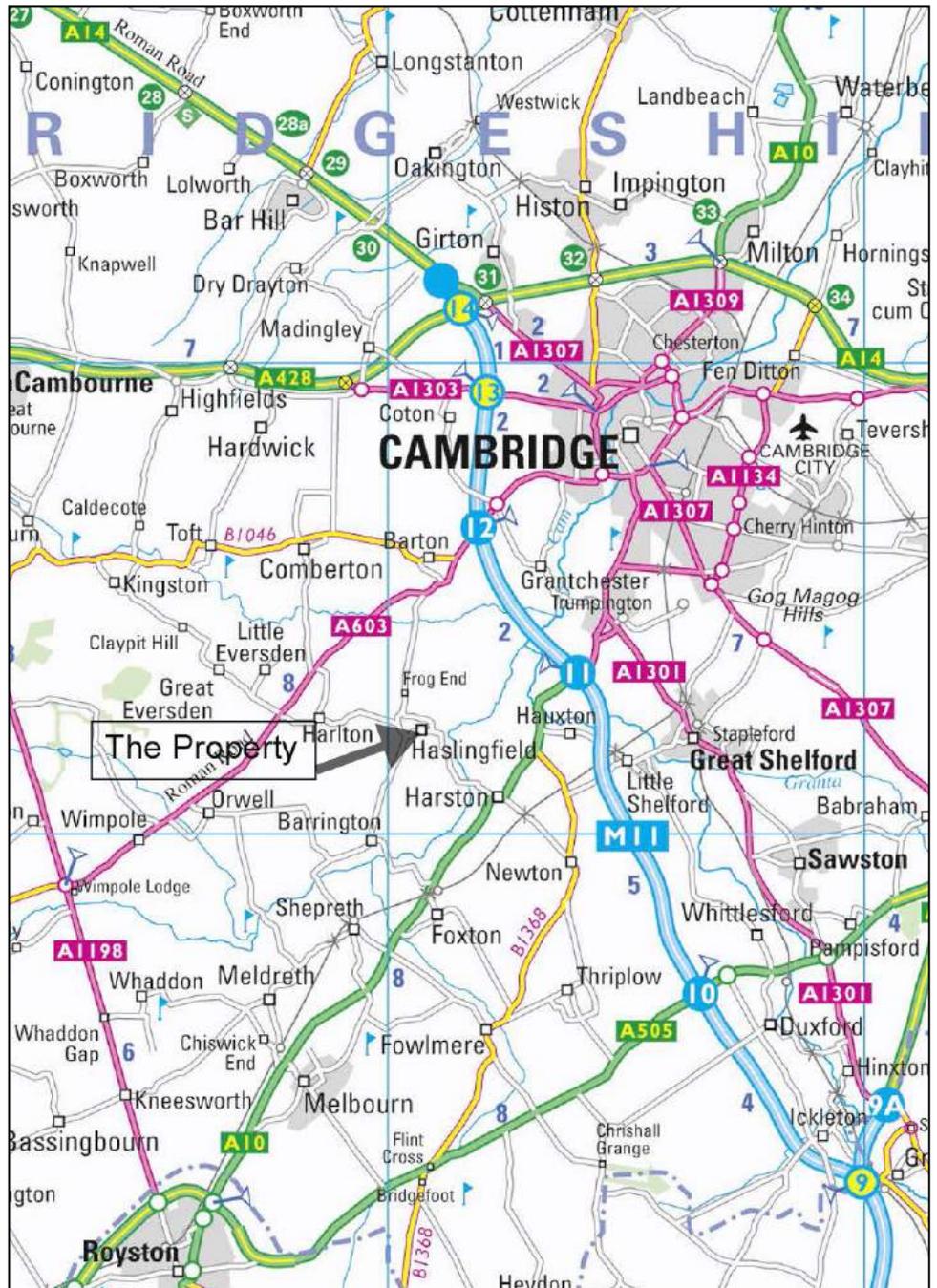
#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

#### Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

#### Energy Rating E



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