



Chaffinch Walk, Great Cambourne Cambridge
£225,000 Leasehold

**Sharman
Quinney**

Key Features

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125 Years remaining as of 21 Dec 1999

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£63.50 Service Charge pcm

Review due: 04/2027

- Beautifully Presented Three-Bedroom Family Home
- Option to Purchase at 100% Ownership
- Principle Bedroom with En Suite
- Detached Garden Studio with Electrics
- Highly Sought-After Great Cambourne Location

Available to purchase through 75% Shared Ownership, with the option to acquire 100% ownership, this beautifully presented three-bedroom end of terrace home offers a fantastic opportunity to secure a spacious and versatile property within one of Great Cambourne's most desirable residential locations.



Designed with modern living in mind, the property combines stylish interiors, flexible accommodation, and an impressive detached garden studio, making it perfectly suited to families, professionals, and those seeking dedicated work-from-home space.

Upon entering, you are welcomed into a bright and spacious living room, providing an ideal setting for both everyday living and entertaining guests. The contemporary fitted kitchen offers ample storage and preparation space, catering perfectly to modern family life.

The first floor boasts three well-proportioned bedrooms alongside a stylish family bathroom, with the entire property presented to an excellent standard throughout.

Externally, the landscaped rear garden creates a wonderful extension of the living space, ideal for outdoor dining, entertaining, or simply unwinding. A standout feature of this home is the exceptional detached garden studio, fully fitted with electrics and offering remarkable versatility. Whether utilised as a home office, gym, creative studio, treatment room, hobby space, or games room, this valuable addition enhances both the practicality and appeal of the property.

Further benefits include driveway parking, gas central heating, double glazing throughout, and



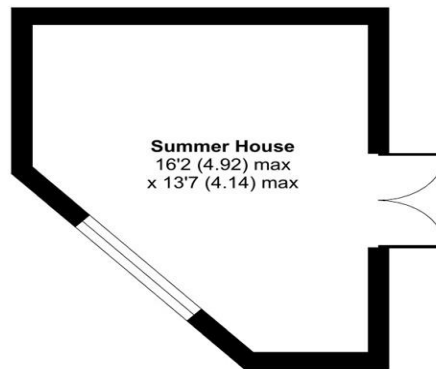
Chaffinch Walk, Great Cambourne, Cambridge, CB23

Approximate Area = 774 sq ft / 71.9 sq m

Outbuilding = 180 sq ft / 16.7 sq m

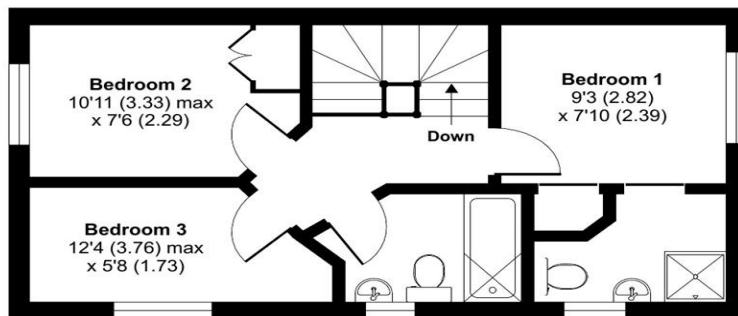
Total = 954 sq ft / 88.6 sq m

For identification only - Not to scale

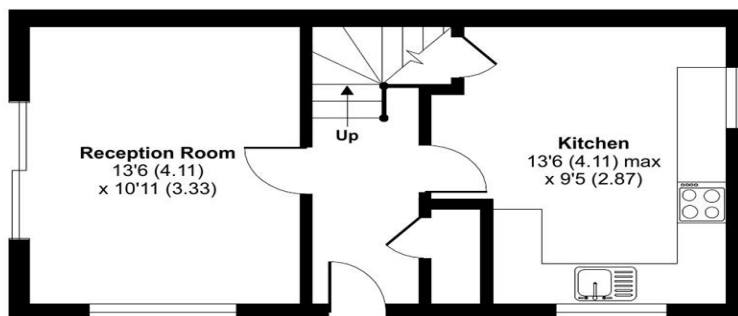


Summer House
16'2 (4.92) max
x 13'7 (4.14) max

OUTBUILDING



FIRST FLOOR



GROUND FLOOR

easy access to Cambourne's excellent amenities, schooling, green spaces, and commuter links into Cambridge and surrounding areas.

Offering the perfect blend of affordable homeownership, modern family living, and flexible workspace, this is a rare opportunity to purchase a home that adapts effortlessly to today's lifestyles.

Please note: The garden office is available by separate negotiation and is not included within the advertised 75% share price, with offers invited in the region of £20,000.

Early viewing is highly recommended to fully appreciate the space, quality, and versatility on offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01954 710620



Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :CSQ204544 - 0004

