



Award Property Management are pleased to offer for sale this delightful three bedroom semi detached home with garage, driveway parking and enclosed garden. Situated in a quiet cul-de-sac location in the ever popular Great Cambourne area of town, with all main facilities and amenities within easy walking distance and good transport links close by. An ideal home for a first time purchase, or those with growing families looking for some extra space.

Offering over 790 square feet of living space, this family home is very nicely presented with a bright and spacious interior. Accommodation comprises: entrance hallway with storage cupboards; cloakroom WC; fully fitted kitchen/diner offering a range of base and wall units with integral lighting, built in electric oven, gas hob and cooker hood extractor, integrated fridge/freezer and washing machine, stainless steel sink and mixer tap and dining area with large window giving good natural light; living room with feature fire place and French doors leading to the patio and rear garden; stairs to the first floor landing; double bedroom one with ensuite shower room providing WC, washbasin and shower cubicle; double bedroom two; bedroom three; family bathroom offering a bath with hand shower over, WC, washbasin. Externally the property has a garden frontage comprising lawn and shrub borders; gated access leads to the private enclosed rear garden comprising paved patio and path and lawn. To the rear is a single garage and driveway parking. This home benefits from gas central heating and is double glazed throughout.

Tenure: Freehold

Services: All mains gas, electric, water and drainage are connected

Local Authority: South Cambridgeshire District Council Council

Tax: Band C EPC Rating: Band C

Fixtures and Fittings: Unless otherwise stated all fixtures and fittings are expressly excluded from the sale

Parking: Single garage and driveway parking

Flooding Risk: No known flood risk

Chain: No upward chain and offered with vacant possession

Local Information

The popular town of Cambourne is situated just 8 miles west of Cambridge city and provides a range of local facilities and amenities including shops, healthcare facilities, multi faith church, café/restaurants. hotels and highly regarded primary and secondary schools along with a sixth form college. Designed with the community in focus, Cambourn offers a wide range of leisure options with a fitness centre, sports pitches, library and local community hub surrounded by open green spaces providing walks, cycle trails and an extensive nature reserve. Main transport links are close by including the A14, A428 and M11 roads providing easy access to Cambridge, St Neots and Huntingdon and with scheduled bus services serving the whole town throughout the day. Mainline rails services linking London can be accessed from stations at both Cambridge and St Neots both 20 minutes away.

Offers Over
£330,000

Property Description

Entrance Hallway

Carpet flooring, ceiling pendant lighting, wall mounted radiator,hot water tank cupboard, under stair storage cupboard, stairs to first floor landing

Cloakroom

Vinyl flooring ceiling light, white pedestal washbasin, white low level WC

Living Room 13' 9" x 11' 10" (4.19m x 3.60m)

Carpet flooring, pendant ceiling lighting, fire place and electric fire, all mounted radiator, front aspect window, sliding glazed patio doors

Kitchen/Diner 13' 9" x 7' 11" (4.19m x 2.41m)

Tiled flooring, front and side aspect windows, pendant ceiling light over diner, recessed ceiling spot lights and integral cupboard lighting to kitchen, wall mounted radiator, built in wood effect base and wall units, dark stone effect worktops, stainless steel sink and drainer with chrome mixer tap, built in electric oven, gas hob, cooker extractor hood, integrated fridge/freezer and washing machine

First Floor Landing

carpet flooring to stairs and landing, pendant ceiling lighting

Bedroom 1 11' 8" x 10' 5" (3.55m x 3.17m)

Carpet flooring, front aspect window, pendant ceiling lighting, wall mounted radiator, built in double wardrobe

Ensuite Shower Room

Vinyl flooring, opaque glazed side aspect window, wall mounted radiator, white low level WC, white pedestal washbasin with chrome mixer tap, half tiled walls, fully tiles corner shower cubicle with chrome shower fittings

Bedroom 2 11' 9" x 7' 5" (3.58m x 2.26m)

Carpet flooring, front aspect window, pendant ceiling lighting, wall mounted radiator, built in double wardrobe

Bedroom 3 7' 11" x 6' 2" (2.41m x 1.88m)

Carpet flooring, side aspect window, pendant ceiling lighting, wall mounted radiator

Family Bathroom

Vinyl flooring, half timed walls, recessed ceiling spotlights, opaque side aspect window, wall mounted radiator, white low level WC, white pedestal washbasin with chrome mixer tap, white panelled bath with chrome mixer tap and chrome hand shower attachment, large wall mounted mirror, wall mounted vanity unit and towel rail

Rear Garden

Paved patio, path to rear gate, lawn and flower border, walled boundary and party fence to adjacent garden

Garage

Single brick built garage with power, driveway parking







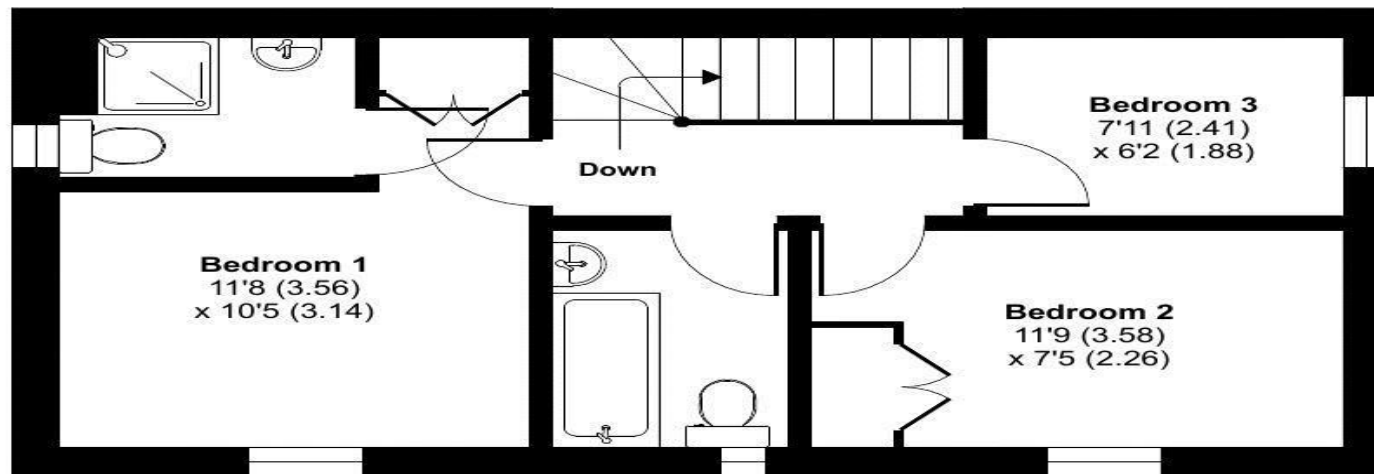
Mayfield Way, Great Cambourne, Cambridge, CB23

Approximate Area = 798 sq ft / 74.1 sq m

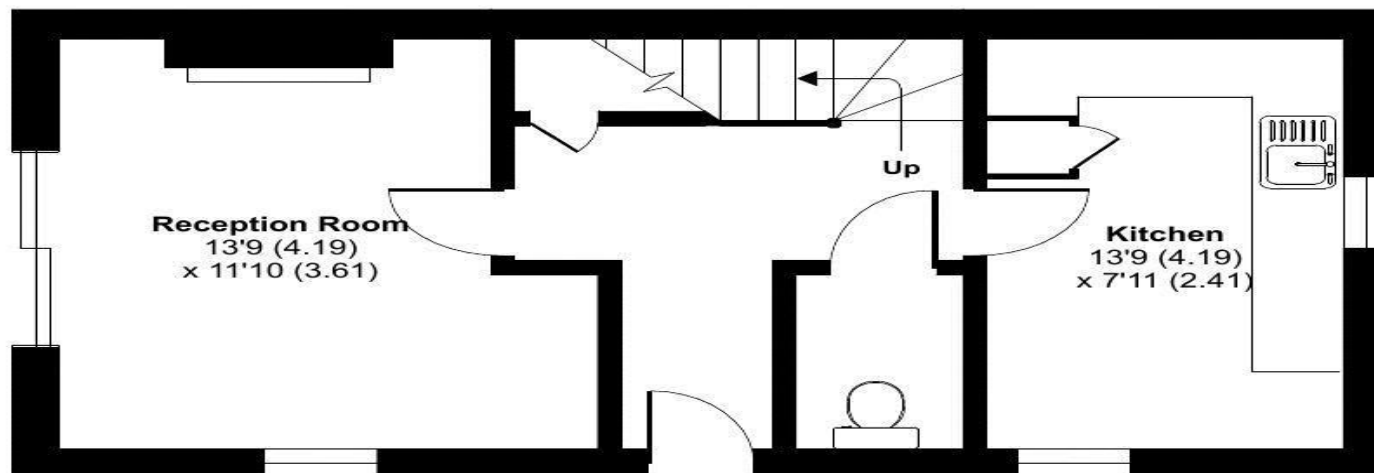
Garage = 148 sq ft / 13.7 sq m

Total = 946 sq ft / 87.9 sq m

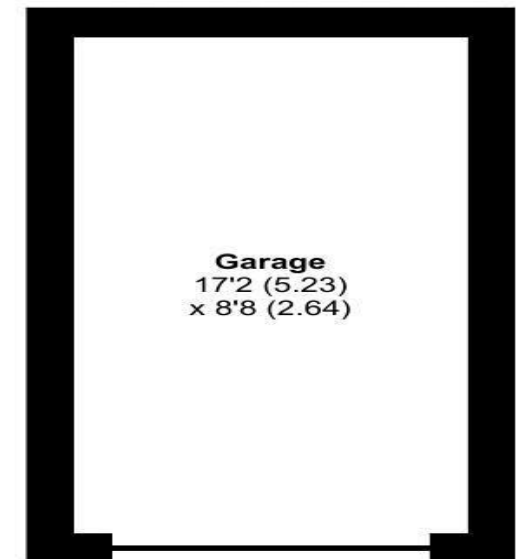
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Garage
17'2 (5.23)
x 8'8 (2.64)

Disclaimer Notice: Whilst every attempt has been made to ensure accuracy, these property particulars are for illustrative purposes only and measurements are approximate. They have been prepared in good faith and they are not intended to constitute of an offer of contract.. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Any lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Potential purchasers will be asked to assist us in complying with our Anti Money Laundering obligations by providing identification and proof of funding at the appropriate time to avoid any delay to the sale progress.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
87 Mayfield Way Great Cambourne CAMBRIDGE CB23 5JA	Energy rating C	Valid until: 23 August 2036
		Certificate number: 5500-3795-0122-4625-3863

Property type	Semi-detached house
Total floor area	74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		