



Tenure

Freehold

Council Tax Band

D

Contact Details

1 The Broadway

Cambridge

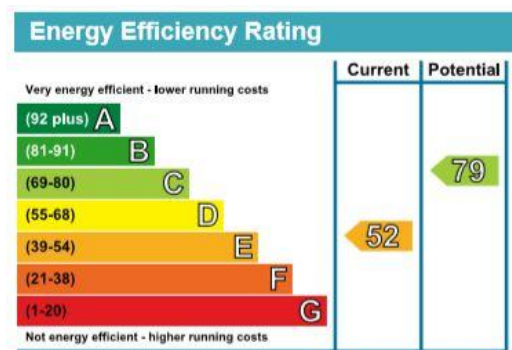
Cambridgeshire

CB1 3AH

www.vincentshaw.net

sales@vincentshaw.net

01223 243900



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Kings Hedges Road | Cambridge | CB4 2PA

An extended semi-detached house offering spacious living accommodation on a generous plot in close proximity to the Science Park and Cambridge North Station, with good access to the city centre and A14/M11. The property is offered for sale with no upward chain and an internal viewing is strongly advised. EPC Rating Band E.

Guide Price £465,000

- Four Bedrooms
- Close To Science Park
- Close To Cambridge North Station
- Close to Guided Bus Links
- Extended Ground Floor Accommodation



Property Description

HALL

Obscured front door, double glazed window to the front aspect, internal obscured window to the side, stairs rising to first floor landing with storage under and door leading into the kitchen.

KITCHEN

13' 1" x 7' 4" (4.01m x 2.25m)
Double glazed window to the rear aspect, a range of wall and base units with plumbing for dishwasher and washing machine, space for a fridge freezer, sink and drainer with mixer tap, door into understair storage cupboard, door leading into the living room and door to rear leading into the conservatory.

LOUNGE/DINER

23' 5" x 10' 4" (7.16m x 3.16m)
Double glazed bay window to the front aspect, internal frosted window to the side, two radiators, feature fireplace to the side and double doors to the rear aspect leading into the conservatory.

GARDEN ROOM

15' 11" x 7' 2" (4.87m x 2.2m)
A range of double glazed windows, two Velux roof light windows, wall mounted gas heater, single door and a sliding door leading out to the rear garden.

LANDING

Double glazed window to the side aspect, and doors leading into three of the four bedrooms, the family bathroom and storage cupboard. There is also a door that opens to a set of stairs leading to bedroom four on the second floor.

BEDROOM ONE

12' 5" x 11' 5" (3.8m x 3.5m)
Double glazed window to the rear aspect with radiator below and built in storage.

BEDROOM TWO

10' 9" x 10' 8" (3.3m x 3.26m)
Double glazed window to the front aspect with radiator below.

BEDROOM THREE

7' 3" x 7' 1" (2.23m x 2.17m)
Double glazed window to the front aspect with radiator below.

BEDROOM FOUR

14' 1" x 12' 5" (4.3m x 3.8m)
The stairs from the first floor lead directly up to this second floor bedroom. The bedroom has a double glazed window to the rear aspect, two Velux roof light windows, radiator and built in storage.

BATHROOM

Double glazed window to the rear aspect and a three piece suite comprising; corner shower cubicle, wash hand basin and a low level WC.

REAR GARDEN

Mainly laid to lawn with a small patio area to the front and a shed to the rear.

DOUBLE LENGTH GARAGE

The garage has been extended offering room for a work shop, power and light connected, door to side aspect and up and over door to front.

FRONT GARDEN

Driveway providing ample off road parking, flower and shrub borders, enclosed by fencing.

