



Stanley Avenue, CAMBRIDGE
£450,000 Freehold

**Sharman
Quinney**

Key Features



- Four-bedroom town house
- Separate living room
- Three storey living
- Two en-suite shower rooms to bedroom one and two
- Additional bathroom on second floor and ground floor wc

The ground floor opens into a bright and welcoming living room positioned at the front of the home, providing scope for a range of layouts. Moving through the hallway, you enter the full length kitchen, including a four-ring gas hob, single oven, dishwasher and washing. This space can accommodate a dining table while still offering generous storage and preparation space, whilst providing access to the rear garden with the patio doors. A conveniently located W.C. completes this level, adding practicality for guests and day to day use.

The first floor is dedicated to two well proportioned bedrooms and a private en suite shower room, offering an excellent arrangement for children, guests or home working. The larger bedroom on this level provides a bright and



comfortable space with room for wardrobes, desks or additional furniture.

The second floor offers two doubles bedrooms. The principal bedroom benefits from its own modern en suite, creating a comfortable and private space. A second double bedroom sits alongside it, ideal for guests, older children or a home office. A separate family bathroom completes this level, making the top floor a practical and self contained space.

Orchard Park is a modern and well-connected neighbourhood in North Cambridge, benefitting from excellent transport links via the A14, guided busway and dedicated cycle routes creating convenient access to the Cambridge Science Park, Cambridge North station and further into the city.

This property represents an excellent opportunity for anyone seeking a comfortable family home, while also offering strong potential to be converted into an appealing investment, thanks to its generous layout and well separated floors.

All measurements are stated on the floorplan

"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



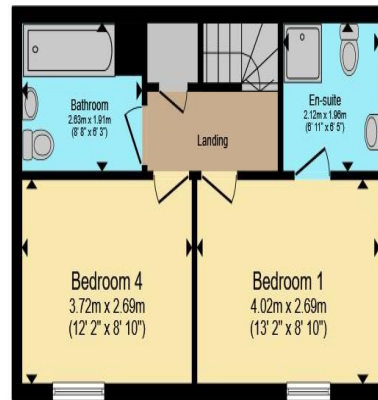
go ahead."



Ground Floor



First Floor



Second Floor

Total floor area 111.3 m² (1,198 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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