

GRAY TOYNBEE

40 Birdwood Road

Cambridge, CB1 3SU

Guide price £595,000

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- Stunning refitted kitchen / dining room
- South-facing garden measuring 28'8 x 19'11
- New boiler installed in 2025
- Excellent local schooling
- Within easy reach of ARM and Addenbrooke's
- Equidistant from Cherry Hinton Hall Park and Coleridge Rec (0.5miles)







An extended bay-fronted 1930s home of 1092 sqft / 102 sqm, with driveway parking and a south-facing garden, a short walk from the Outstanding Ofsted rated St Bede's Inter-Church School.

This much improved semi-detached home enjoys a quiet, near central city location on the south side of Birdwood Road cornering Gray Road. The entrance hall has space for coats and footwear, stairs to first-floor and access to a cloakroom W.C. Reception rooms include a cosy bay-fronted sitting room and a versatile double glazed conservatory. The star of the show is the hugely impressive kitchen/sitting/dining room with Velux window, a peninsula breakfast/bar and bifold doors to the garden. The kitchen has various integrated appliances, a stylish range of units and there is also a small understairs pantry.





Upstairs are 3 bedrooms, 2 of which include built-in cupboards. The main bathroom is fitted with a modern white suite and is complemented by attractive tiling.



Outside the front of the property is set back behind a shingled driveway with a block paved pathway to the main entrance. The rear garden is due south, has a paved terraced, lawned area and storage shed with a side gate to Gray Road.

Birdwood Road is a well-regarded



residential location set just off Perne Road. The area is well placed for access to a wide range of facilities, Addenbrooke's Hospital & the City Centre.

The green spaces of Cherry Hinton Hall Park, Coleridge recreation & Coldham's Common offer extensive parkland & play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents & Balzano's deli.

Schooling is available at the highly regarded Ridgefield Primary School with secondary provision at Coleridge Community College & St Bede's Inter-Church School.

The area is particularly appealing to those looking for the convenience of city living, excellent schools and parking on the doorstep, without the compromises that often come with being right in the centre.



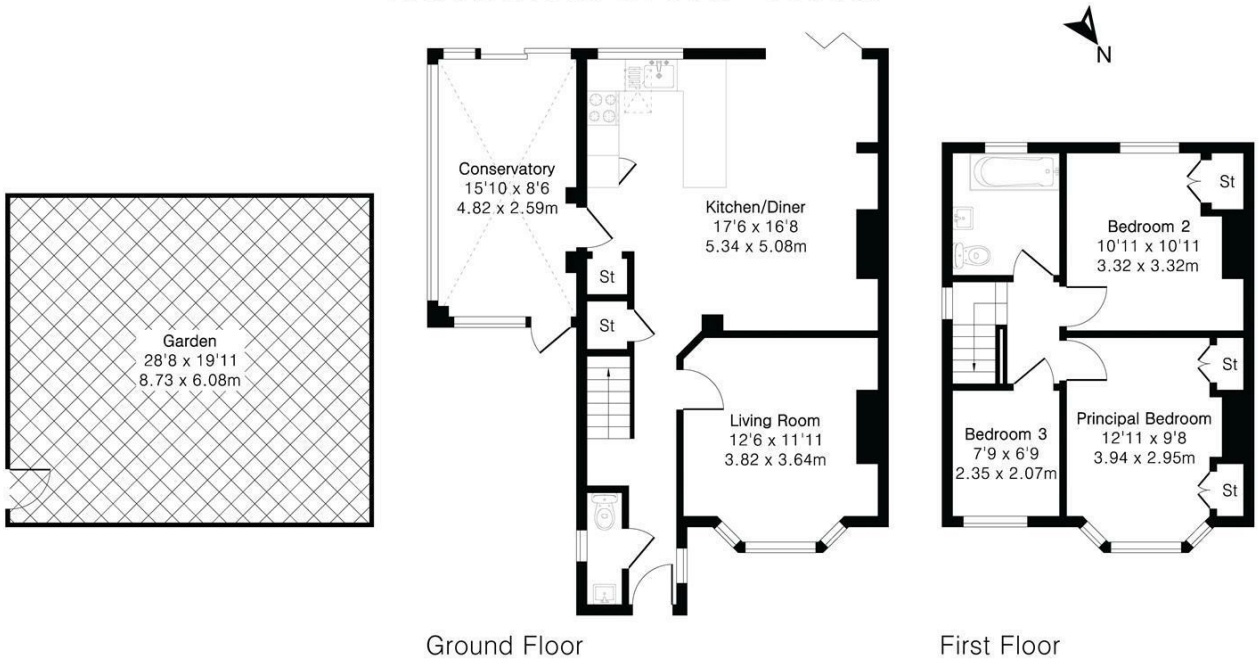


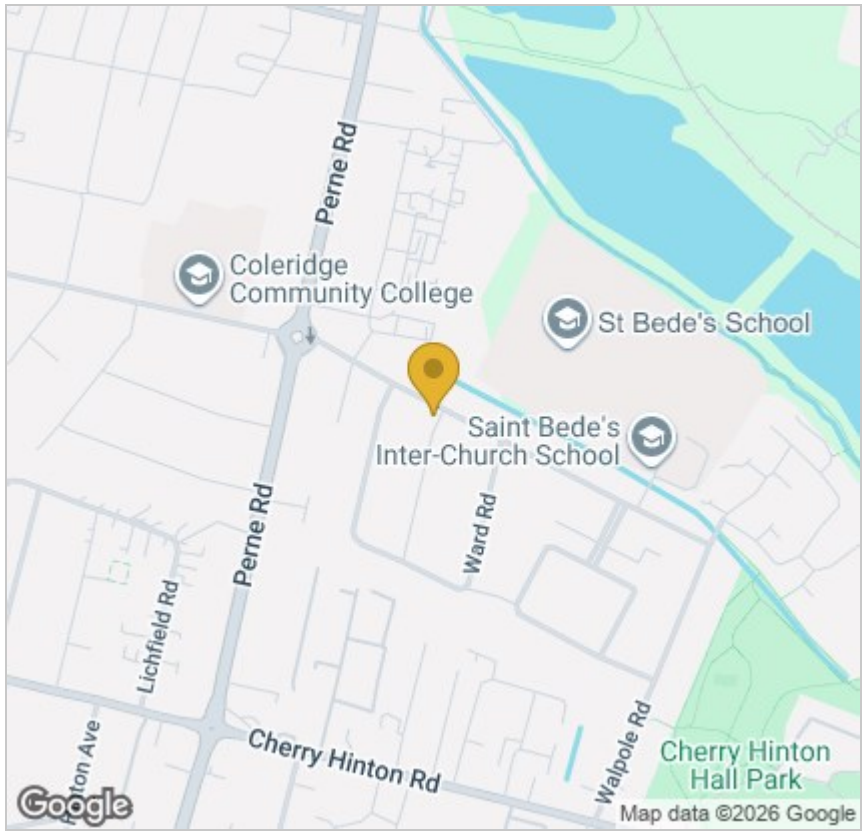
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Approximate Gross Internal Area 1092 sq ft - 102 sq m

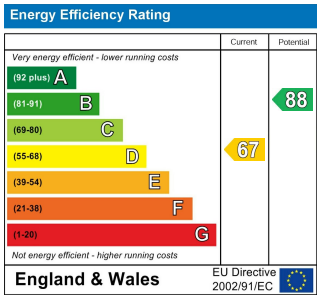
Ground Floor Area 685 sq ft – 64 sq m

First Floor Area 407 sq ft – 38 sq m





Energy Efficiency Graph



Tenure: Freehold

Council tax band: D

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