

GRAY TOYNBEE

48 High Street

Cambridge, CB1 9AS

Guide price £600,000

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- 5 bed, 2 bath, 2 recep
- Scope to add further bathrooms / reception areas
- South-West Facing Garden
- Air conditioning & Air Source Heat Pump
- 2028 sqft / 188 sqm
- Offering excellent transport links to the City.

Open House Saturday 17th October 1pm - 3pm Extended home with air conditioning, studio, garden & ample parking, on the edge of the Cambridge East/Marleigh growth area.

This bright family home offers multi-functional zoned living space with LVT flooring, air-conditioning & superb energy efficiency. The living space is light and airy, with a nice flow for families and entertaining, though could quite easily be partitioned into multiple reception rooms.

The kitchen/breakfast room has comprehensive units, breakfast bar & integrated Bosch appliances, including a wine fridge. The ground floor is completed by a brand new shower room and adjoining utility room. The entire ground floor benefits from zonal underfloor heating. The space available truly offers a wealth of versatility to suit individual purchasers' needs.

Upstairs the accommodation is arranged over 2 floors, with 5 bedrooms & a beautiful family bathroom with separate bath & a walk-in shower. Bedroom 1 has a dressing area, which could be converted into an en suite facility, coupled with sliding mirrored wardrobes & a Juliet Balcony.

The property is within walking/cycling distance to Marleigh Market Square (Co-op, Salento), new primary















academy & Springstead development, including plans for a future secondary school.

Nearby amenities include a major Travel Hub (1,800 spaces) with high frequency bus links to City & rail stations.

Teversham Green Corridor & cycle paths offer direct links to the city. Proposed developments: Fenleigh Farm shop/cafe & dedicated busway to the City centre, providing one of the quickest routes to Biomedical Campus.

Teversham CofE Primary has a "Good" Ofsted rating, & falls within catchment to Bottisham Village College. The house is close to Addenbrookes Hospital, ARM & the Biodmedical Campus.

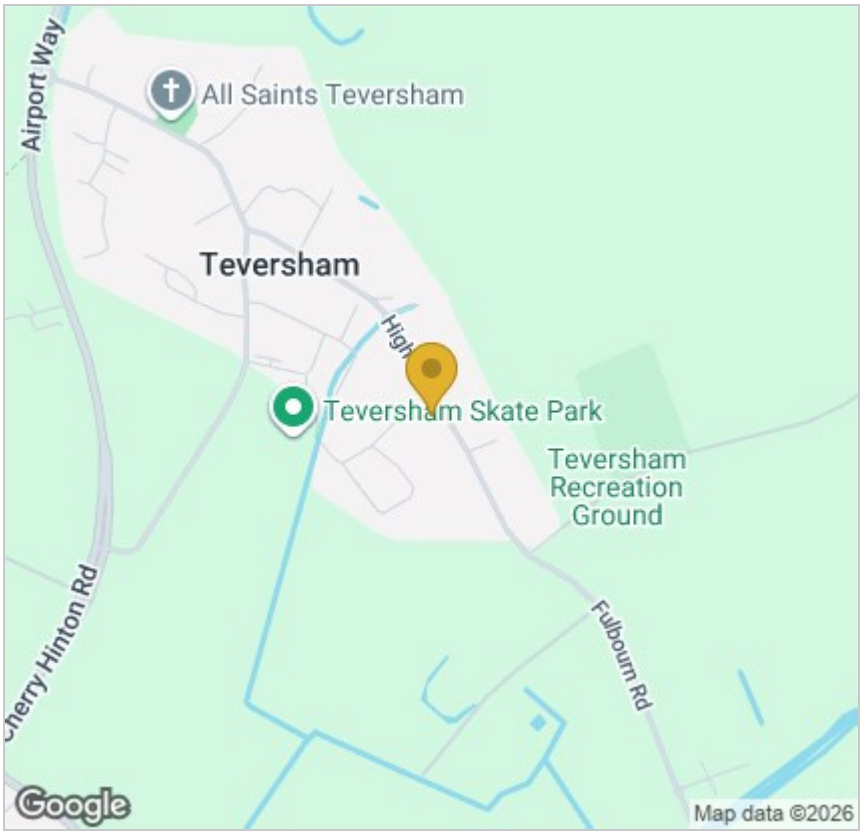




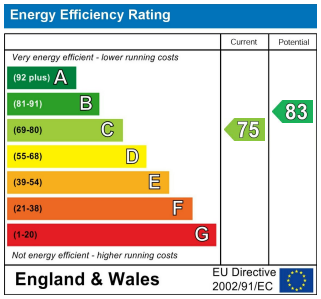
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Total area: approx. 188.4 sq. metres (2028.3 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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