



22 Foster Road
Cambridge, CB2 9JR

Guide price £425,000



22 Foster Road Cambridge, CB2 9JR

- Spacious west-facing garden
- Close to Addenbrooke's
- Excellent local schooling
- Scope to extend (STPP)

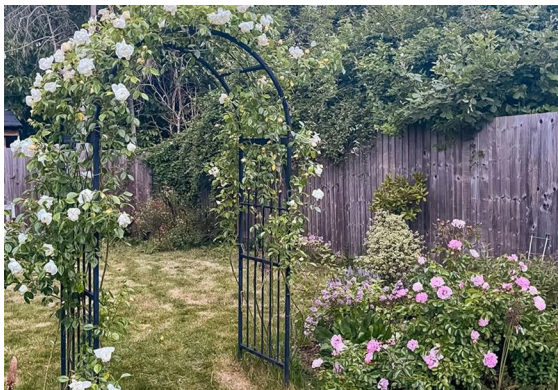
A well-positioned home with driveway parking and a beautiful west-facing garden, overlooking the Bowls Club and just a 10-minute cycle from Addenbrooke's and Cambridge South Station.

No.22 Foster Road is a much improved 1940's home of traditional brick-built construction, enjoying a delightful plot in the heart of Trumpington. Additions to the house include a combi-boiler and a refitted Wren kitchen, added in 2022. More recently, the fuse board was also replaced in 2025.

Attractive laminate wood floors, an abundance of natural light and a contemporary kitchen with various appliances sit alongside a generous open-plan living/dining room, benefitting from a dual aspect and a working fireplace. French doors from the dining area open onto the west-facing garden.

On the first floor are 2 double bedrooms and a family bathroom, complemented by attractive tiling and a heated towel rail. The landing provides access to a partially boarded loft with a pull-down ladder.

Outside the front of the house has driveway parking and a shared pedestrian access leading to the private rear garden which offers a useful store, a superb degree of privacy and scope to extend.





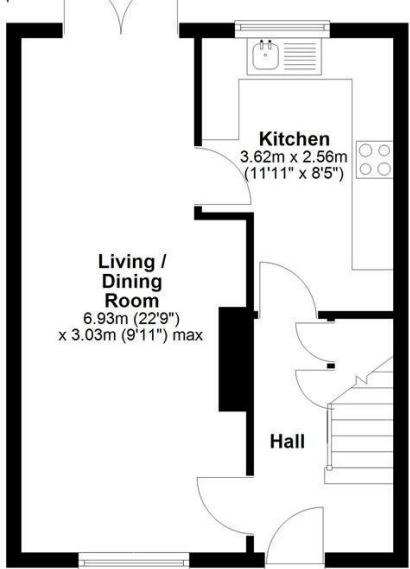
There is a paved terrace, well suited to alfresco dining. The remainder is laid to lawn and has mature planting, the whole is enclosed by fencing.

Trumpington is well located for access into the Addenbrooke's, out to the M11 & into the city by car, bus or bike. The main station can be easily reached along the guided busway cycleway without having to mix with car traffic and Cambridge South is due to open in June 2026.

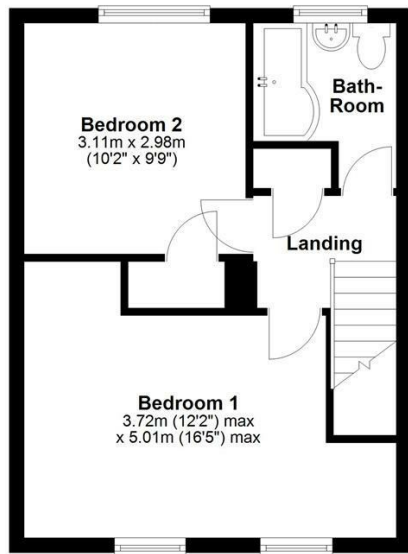
The area has 3 primary schools and a secondary school with excellent sporting facilities. Many of the city's finest private schools are within easy reach. There are a various eateries, pubs, shops, a post office, barber, Doctors, and a Waitrose superstore.



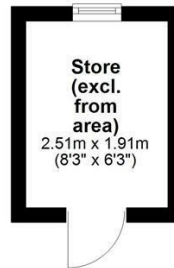
Ground Floor
Approx. 34.6 sq. metres (372.3 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.7 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)

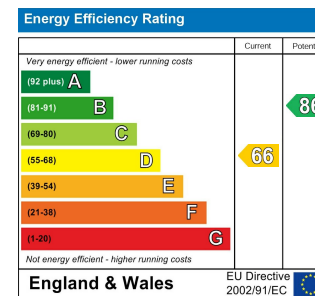


Total area: approx. 69.4 sq. metres (747.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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.