

GRAY TOYNBEE

19 Keates Road

Cambridge, CB1 9ER

Guide price £500,000

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- No upward chain
- Non-standard construction (mortgageable)
- 1226 sqft / 113 sqm
- West-facing garden
- Close to ARM and Addenbrooke's
- Gas central heating and double glazing

Extended home close to the heart of Cherry Hinton. No chain, driveway parking and a generous west-facing garden. Conveniently situated a short walk from the recreation ground and High Street.

The house has served as a home for 20 years and extended by the previous owners. The house enjoys a most convenient location.

The ground floor accommodation boasts an abundance of natural light and a spacious kitchen/dining room sits alongside a welcoming living room with built-in shelving and benefitting from the morning sun.

The bedrooms, family bathroom and shower room are arranged over 2 floors.

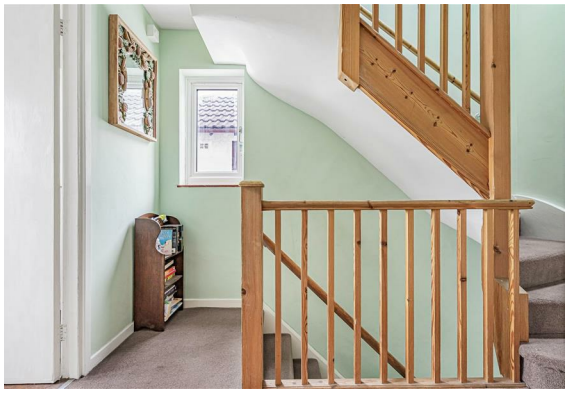
Outside the front of the property is set back behind a shallow front garden and driveway with a low brick wall and a shared pathway to the generous west-facing rear garden. The garden has a paved terrace, well suited to alfresco dining. The remainder is lawned and there is a summer house, coupled with a useful storage shed.

Cherry Hinton is a highly sought-after















village, conveniently situated about 3 miles east of Cambridge and within the City boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. Close are two public parks, both Cherry Hinton Hall & Cherry Hinton recreation ground is within 5 minutes walk. There is also a major Tesco supermarket off Yarrow Road.

There are four primary schools which feed Netherhall and St Bede's secondary schools.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's, ARM, Cambridge Station and the city centre. Cherry Hinton offers a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

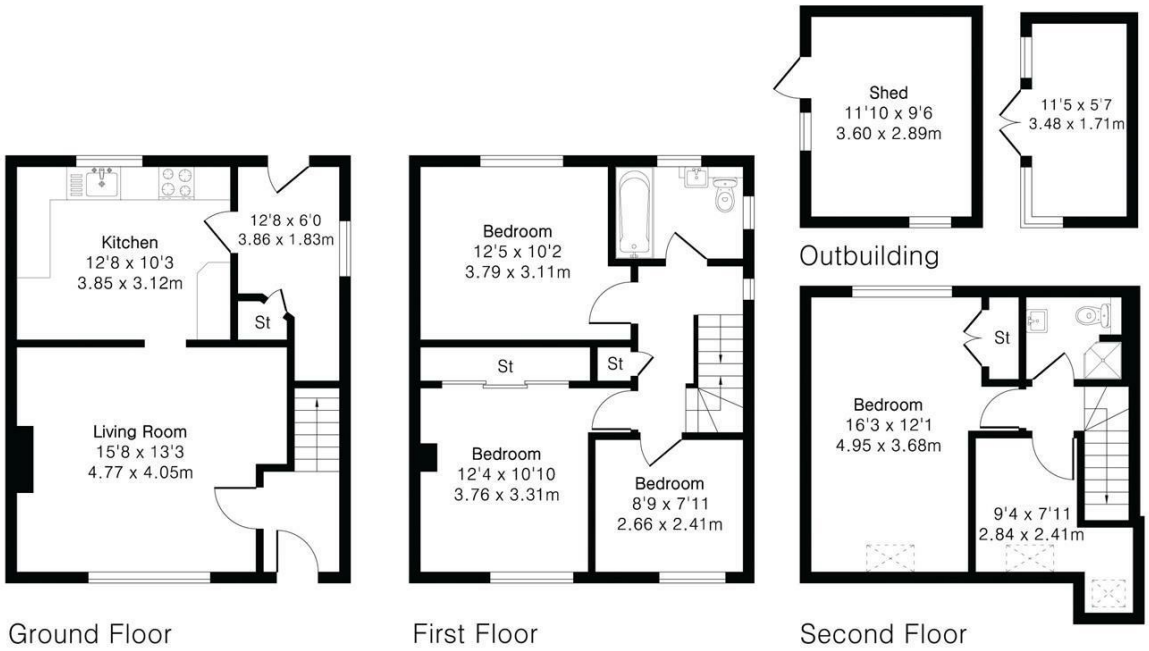


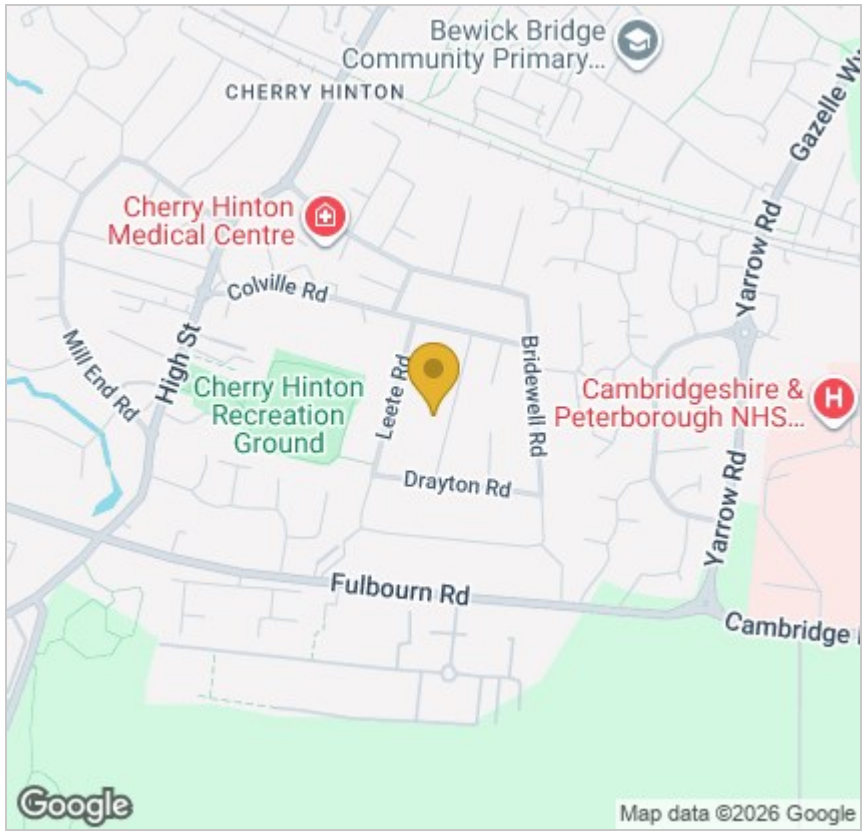


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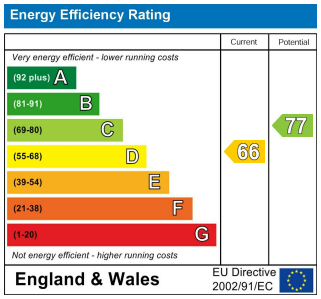
Approximate Gross Internal Area 1226 sq ft - 113 sq m
(Excluding Outbuilding)

Ground Floor Area 457 sq ft – 42 sq m
First Floor Area 457 sq ft – 42 sq m
Second Floor Area 312 sq ft – 29 sq m
Outbuilding Area 183 sq ft – 17 sq m





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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