



41 Fulbourn Road
Cambridge, CB1 9JL

Offers over £500,000

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- Semi-detached Edwardian home
- Close to Addenbrooke's and ARM
- 120 ft private rear garden
- 1121 sqft / 104 sqm

An extended bay-fronted Edwardian home with driveway parking and a generous rear garden, conveniently located a couple of miles from Cambridge Station and close to excellent schools.

This well cared for semi-detached house dates from 1910 and has served as a family home for over 28 years. There are 3 reception rooms, including a bay-fronted living room and a sitting room with French doors opening onto a raised terrace. The kitchen has been divided into 2 sections; the first with a range of fitted units and space/plumbing for appliances, the second with additional units, an integrated oven, hob and extractor fan. Completing the ground floor accommodation is a shower room and W.C.

Upstairs are 3 bedrooms and the family bathroom which has been fitted with a modern white suite. The landing provides access to a partially boarded loft.

Outside the front of the property is set back behind a shingled driveway with pathways to the main entrance and a secure side gate. The rear garden is beautifully tended and has a raised terrace well suited to alfresco dining. The remainder is lawned and stocked with a variety of shrubs and beds. There is also a useful storage shed.





Fulbourn Road lies on the south side of Cherry Hinton, a couple of miles east of the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is a mile from Capital Park and a short walk to ARM. Cherry Hinton's traditional and busy High Street with its various shops and takeaways, library, recreation ground and primary schools is also just a few minutes walk away.

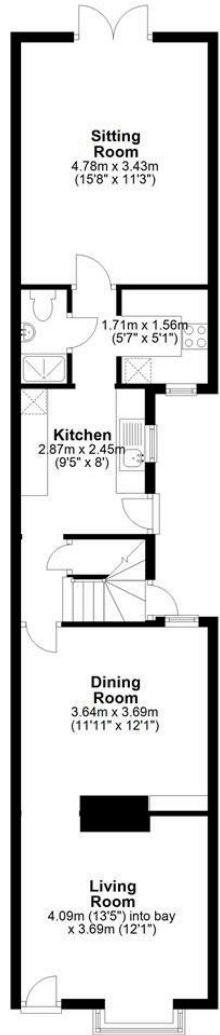
There is a major Tesco supermarket within a mile of the property and Cherry Hinton Hall Park, which has lovely grounds, a duck pond, play area and a splash pad for children during the warmer months.

The Addenbrooke's campus is about 1.5 miles away via Queen Edith's Way and Cambridge's mainline station is a little over 2 miles away.



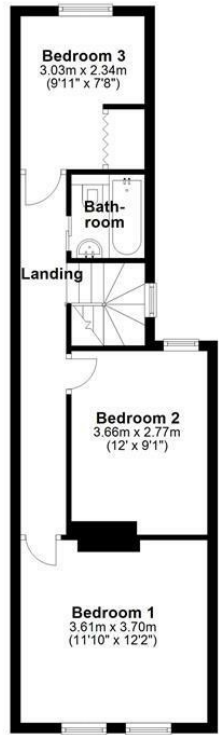
Ground Floor

Approx. 62.3 sq. metres (670.9 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)

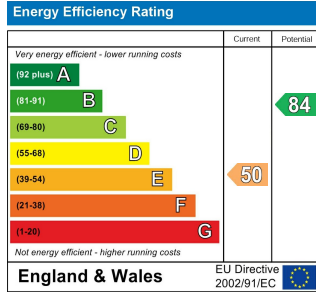


Total area: approx. 104.2 sq. metres (1121.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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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