



11 Highdene Road
Cherry Hinton, CB1 9YD

Guide price £415,000



11 Highdene Road

Cherry Hinton, CB1 9YD

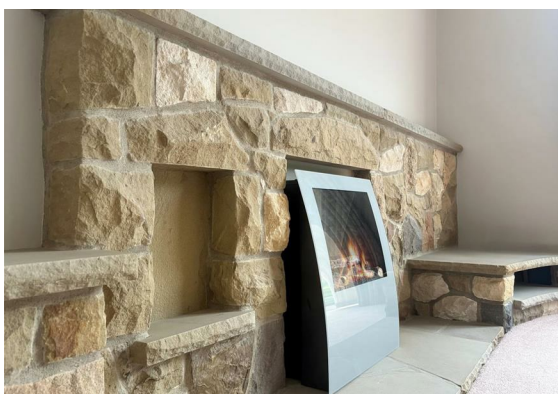
- 958 sqft / 89 sqm
- Garage and driveway
- Private south-facing garden
- No chain

Offered for sale with no chain, this well cared for house has a south-facing garden, garage and driveway, and enjoys a quiet position, just 5-minutes walk from Cherry Hinton's High Street.

This well-proportioned house offers plenty of storage and has been well cared for over the years. Additions to the property include an updated boiler, a refitted kitchen and an alarm system which was installed in 2024. The house has gas-fired central heating, double-glazing throughout and is available with no onward chain.

On the ground floor is a spacious entrance hall with a built-in store, understair storage and access to a cloakroom W.C. The kitchen has been fitted with a quality range of units; integrated appliances include a washing machine, dishwasher, double oven and 5-ring gas hob with extractor over. There is a large living/dining room, benefitting from southerly aspects and with an electric fireplace, contrasted by exposed Norfolk brickwork.

Upstairs are 3 good sized bedrooms, the master is particularly spacious and includes a built-in sliding mirror wardrobe. The bathroom has been fitted with a 3-piece suite and the landing provides access to a partially boarded loft.





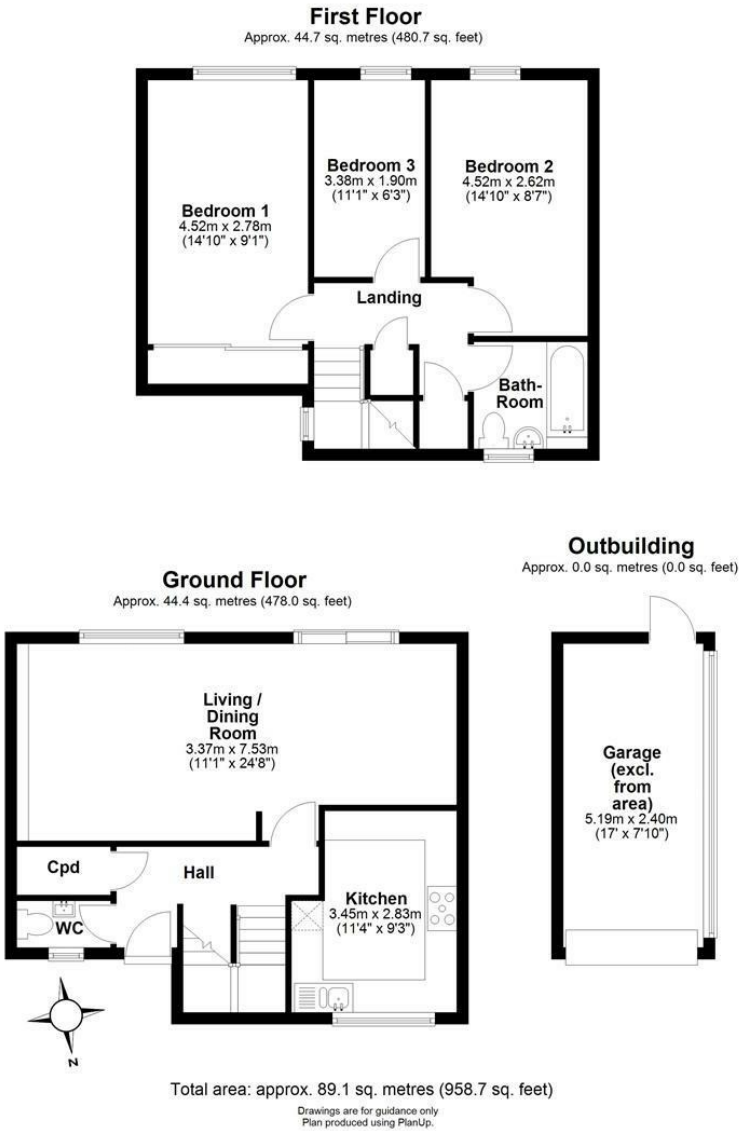
Outside, to the front of the property is a driveway and a single garage. The rear garden is due south and is mainly paved and shingled for ease of maintenance. A pathway leads to a secure gate opening onto a residents parking area.

Highdene Road is in Cherry Hinton, a highly sought-after village, conveniently situated about 3 miles east of Cambridge City Centre and within the city boundary.

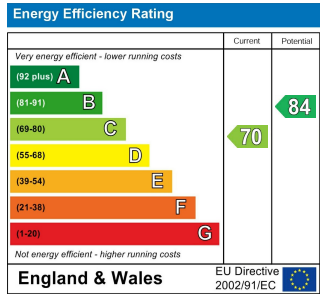
The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.5 miles), Cambridge station (2 miles) and ARM Headquarters (1 mile).





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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com