



48 High Street  
Cambridge, CB1 9AS

Guide price £685,000





## 48 High Street Cambridge, CB1 9AS

- 5 bed, 1.5 bath, 2 recep
- 2023 sqft / 188 sqm
- South-West Facing Garden
- Air conditioning & Air Source Heat Pump

An extended family home with a purpose-built studio, a landscaped garden & ample driveway parking, offering versatile accommodation & within easy reach of the City Centre.

This beautiful home has been thoughtfully designed with open-plan living in mind. The house was extended in 2018 & has been finished to a very high standard.

The entrance hall is finished with attractive LVT herringbone style flooring which continues throughout the ground floor & is underfloor heated. There is an open-plan living/dining room area, benefitting from a dual aspect, a feature fireplace & air-conditioning. The kitchen/breakfast room has a comprehensive range of units & a breakfast bar. There are various integrated Bosch appliances & a Russell Hobbs wine fridge, all of which are included within the sale. Completing the ground floor accommodation is a cloakroom W.C.

Upstairs the living space is arranged over 2 floors, the first housing 4 bedrooms & a beautiful family bathroom with a separate bath & a walk-in shower. Bedroom 1 is on the second floor, has its own dressing area, sliding mirrored wardrobes & double doors to a Juliet balcony.

Outside is a large driveway. The rear garden has a rainbow Indian







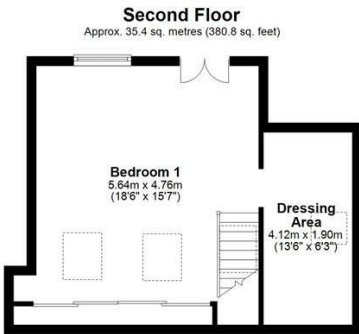
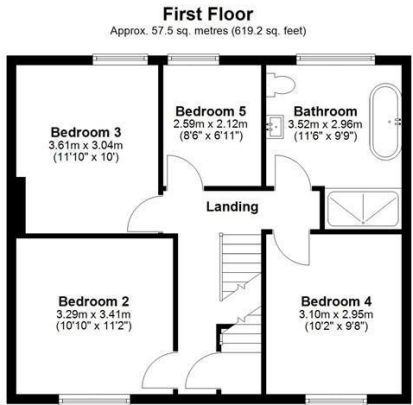
sandstone terrace & artificial turf with a sunken trampoline. The versatile garden studio is air conditioned, fully insulated & has a range of units.

Teversham is a friendly village just a few miles east of Cambridge. There are some amenities in the village including a Church, a social club & a popular Indian restaurant. Neighbouring Cherry Hinton has a broader range of shopping facilities including a Tesco superstore, a 5-minute drive from No.48.

The village is well placed for access to Arm (2 miles), Addenbrookes Hospital & the Biomedical Campus (3 miles). Bus services run regularly to & from the City & there are good road links.

Teversham CofE Primary School maintains a 'Good' Ofsted rating & those that attend often are in catchment area to Bottisham Village College.



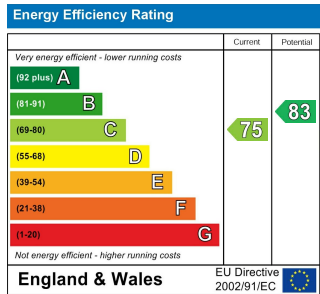


Total area: approx. 188.0 sq. metres (2023.8 sq. feet)

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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