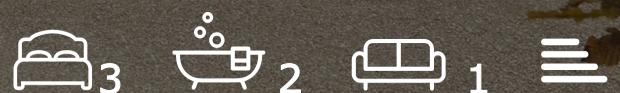


GRAY  
TOYNBEE



4 Willow Terrace  
Cambridge, CB2 9AZ

£2,500 Per month



## 4 Willow Terrace

Cambridge, CB2 9AZ

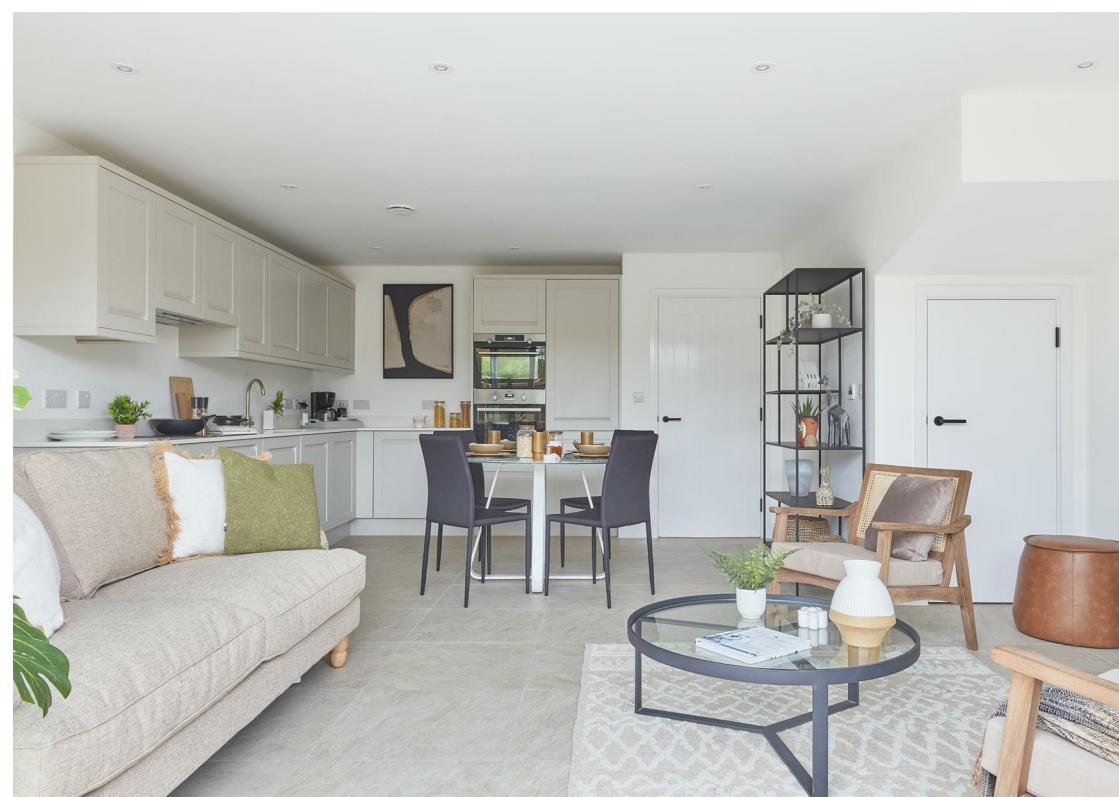
- Double Bedrooms
- Private Parking
- EV Charge
- Stylish Finish
- EPC "B"

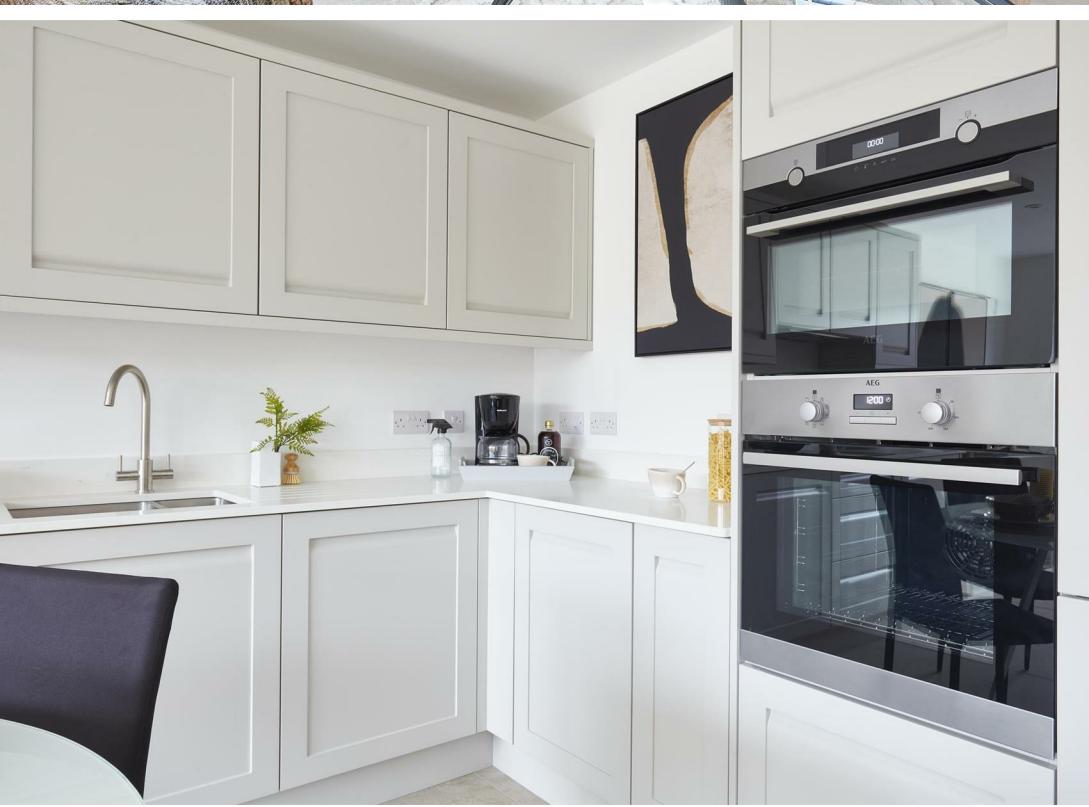
A stylish and contemporary newly built 3 bedroom terrace house, with parking and EV charger, located superbly well close to Addenbrookes and with easy access to local amenities.

The property is part of a small development and is incredibly well set up for modern living. On the ground floor there a large entrance hallway which leads to the open plan kitchen living room. The kitchen is very well equipped with high and low level shaker-style cabinetry,. There are AEG integrated appliances including electric hob, double oven, washing machine and dishwasher. The worktop is a quartz finish and the entire ground floor benefits from underfloor heating.

There are double doors at back of the living space leading out to a private, enclosed garden which has a useful storage shed and gate to the private parking spaces, access via Austin Drive. There is also downstairs wc accessed from the hallway.

On the first floor are two large double bedrooms, one facing the



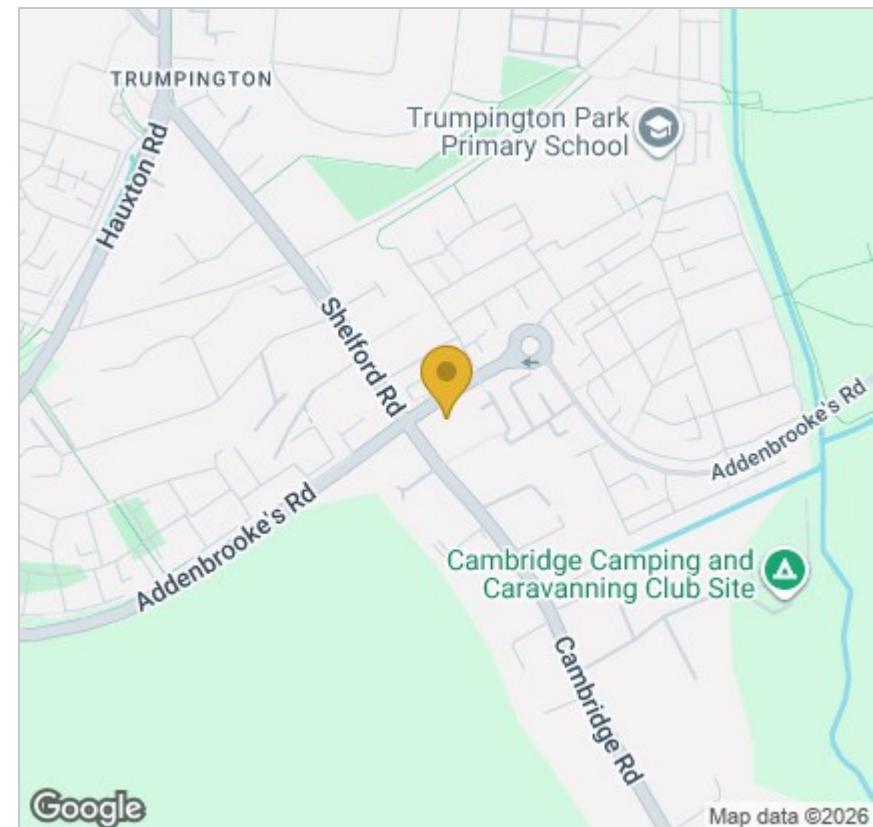


front elevation and one towards the rear. The rear bedroom benefits from two floor to ceiling windows with south easterly orientation. Between the bedrooms is a well appointed family bathroom. The second floor has a further double bedroom with en suite shower room.

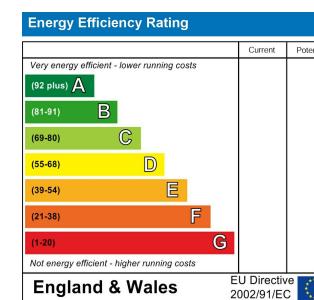
The property benefits from air-source heat pump, EV charger and an EPC rating of 'B'. Please note photos are of the show home and are indicative of the property available.

Council tax: TBC





## Energy Efficiency Graph



Tenure:  
Council tax band:

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.