



64 Green End Road  
Cambridge, CB4 1RY

**Guide price £550,000**

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## 64 Green End Road Cambridge, CB4 1RY

- No Onward Chain
- Cycling Distance to River & City Centre
- Wonderful Garden
- Scope to Extend

An excellent three bedroom semi-detached house extending to approximately 1,176.7 sq ft, set back from the road with off-street parking and offered with no onward chain.

Upon entry, accessed through a charming brick archway, the entrance hall is bright and welcoming, benefitting from protected glazing around the front door which allows natural light to flow into the space.

To the right, the living and dining room is an impressive open space which spans the full depth of the house. High ceilings enhance the sense of scale throughout the room. At the front, the living area features a bay window overlooking the front of the property, allowing plenty of natural light to fill the room. A log burner and cleverly designed built in storage add both character and practicality.

Moving through the room, there is generous additional space which currently accommodates further storage, a work from home desk area and a piano. At the rear, there is ample space for a large dining table, with patio doors opening onto the garden and a skylight above providing further natural light.

The space wraps around to the kitchen, which is long and bright with windows to two aspects. The kitchen offers an excellent range of light blue cabinetry, alongside an integrated gas hob, electric oven and extractor. There is a sink, generous worktop space on both sides, and room for all necessary white goods including a tall fridge freezer, under counter dishwasher and washing machine.





The gas central heating boiler is also located here. A useful pantry style cupboard sits beneath the stairs and a side door provides direct access to the garden.

Upstairs, the staircase and bedrooms are carpeted, providing a softer finish underfoot. A window at the top of the stairs brings additional light into the landing area.

There are three bedrooms in total, including two doubles and a single. The principal bedroom is positioned at the rear of the house and enjoys views over the garden, while the second double overlooks the front. The third bedroom is a single room which would work well as a nursery, study or home office. All bedrooms benefit from the higher ceilings found throughout the house, along with attractive picture rails which add character.

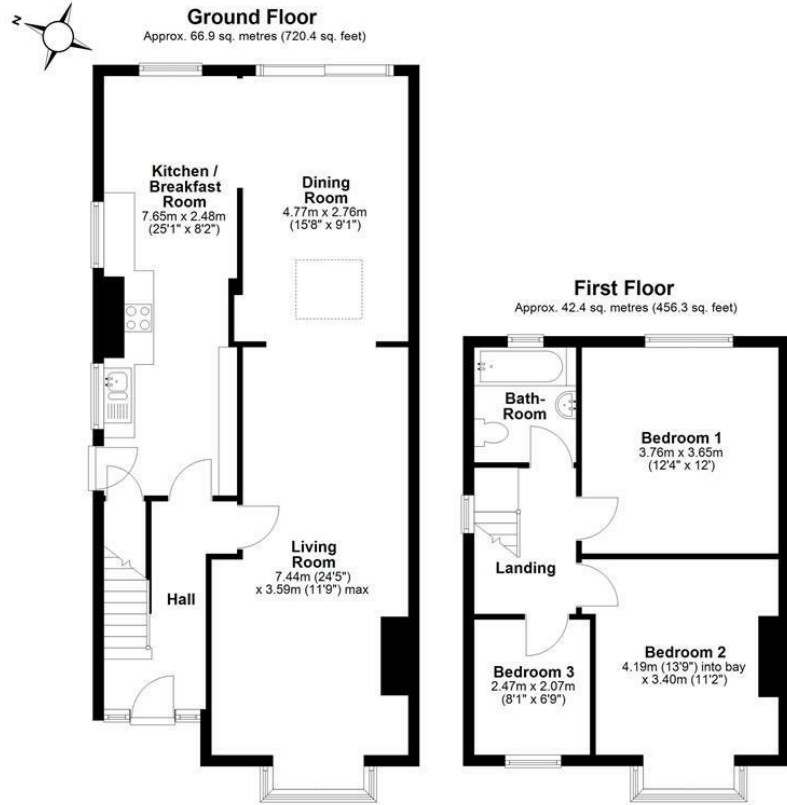
The family bathroom has been recently renovated and features stylish flooring, new tiling around the shower over bath, a basin, W.C., large window and extractor fan.

Outside, the garden is a wonderful feature of the property. A small patio area provides space for outdoor seating, leading onto a long lawn which stretches to the rear boundary. The garden enjoys a good degree of privacy as it is not overlooked from the rear, enhancing the sense of space and seclusion. The patio also extends around the side of the house, providing useful access for bikes and gardening equipment.

Situated close to the River and within a short cycling distance of the City Centre, the property offers an excellent opportunity for a family or couple to move straight in while also offering scope to extend in the future, subject to the relevant planning permissions.

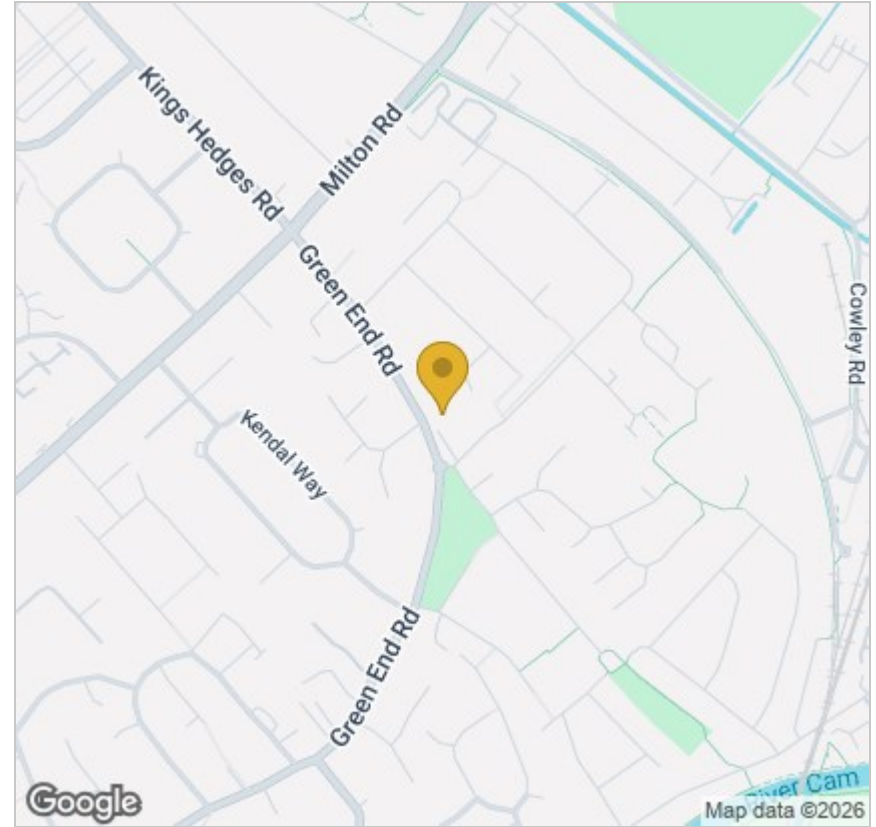
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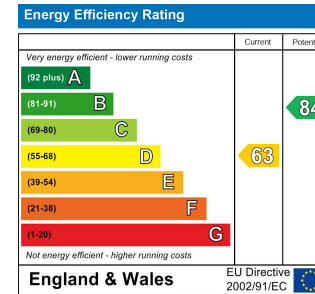


Total area: approx. 109.3 sq. metres (1176.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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