

GRAY
TOYNBEE



79 Tavistock Road
Cambridge, CB4 3NB

Guide price £525,000



79 Tavistock Road

Cambridge, CB4 3NB

- Large garage
- Excellent school catchments
- Extended accommodation
- Off street parking

An extended 3-bedroom semi-detached house, with a double-length garage, in an excellent location within the catchment for Mayfield Primary and Chesterton Community College.

The house extends to 943sq. ft, and includes a ground floor extension. There is a good-sized living room with a fireplace and a large window to the front aspect. The dining/family room is at the centre of the house and has sliding doors to the garden and a useful understairs storage cupboard. The kitchen is well fitted and has extensive cabinets and a built-in fridge, oven, hob and extractor. There is space for a dishwasher and a door to the garden. The hallway has been extended at the front and has space for a cloakroom to be installed.

Upstairs, there are three bedrooms, two of which are doubles, and one has full-width fitted wardrobes. The bathroom has a shower over the bath, basin, and WC.



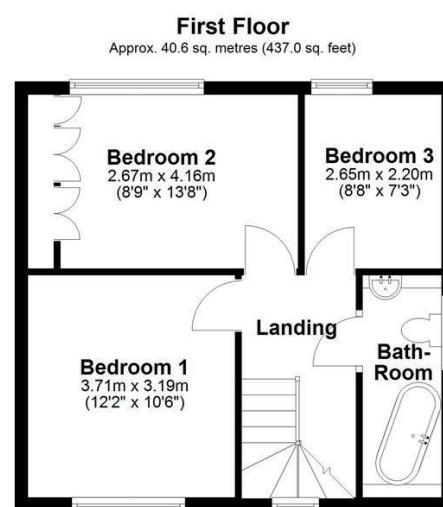
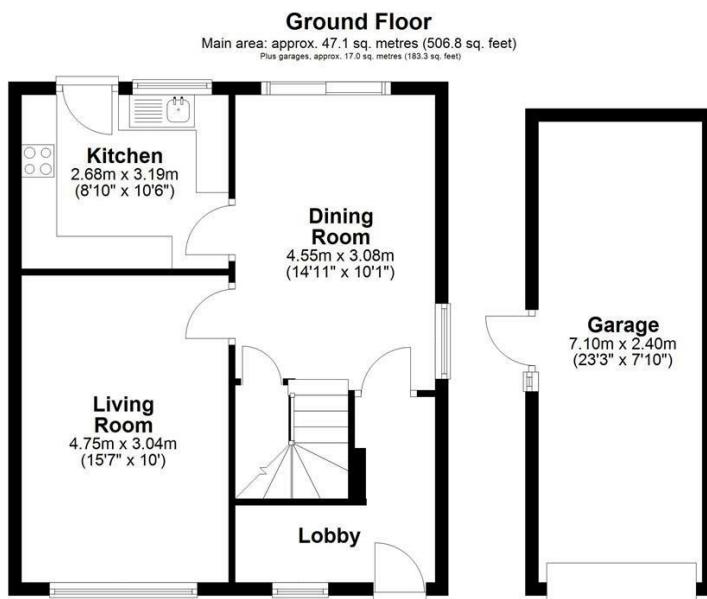


The house has double glazing and gas central heating.

Outside, there is a block paved driveway for parking, the driveway at the side of the house is shared with the neighbour and leads to the rear, where there is a 23ft long brick garage. The rear garden in a good size and is enclosed. There is a patio area, lawn, and flower beds.

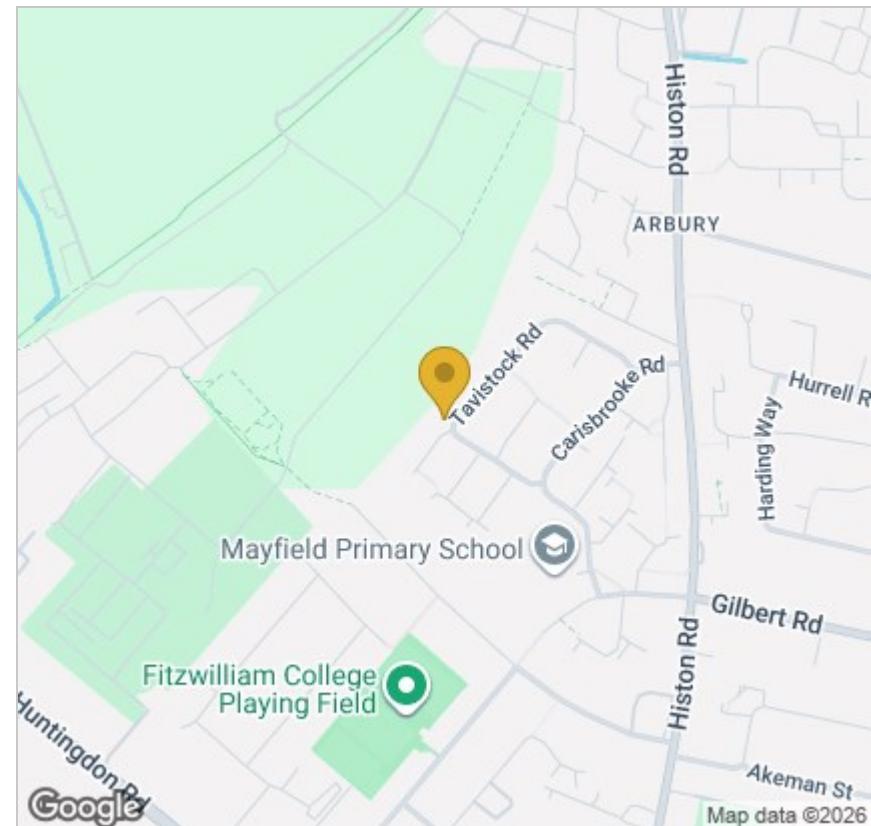
What3words: ///tight.trying.admiral



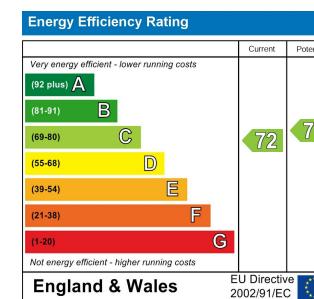


Main area: Approx. 87.7 sq. metres (943.8 sq. feet)
Plus garages, approx. 17.0 sq. metres (183.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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.

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