

GRAY TOYNBEE

12 Keynes Road

Cambridge, CB5 8PR

Guide price £795,000

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- Bespoke design for rental use
- Fully refurbished throughout
- Available immediately with no chain







A rare opportunity to acquire a substantial and highly versatile freehold property in Cambridge, offering approximately 238 sqm of internal accommodation plus a detached garden studio. Fully refurbished and significantly extended around five years ago, the property has been thoughtfully designed to provide high-quality multi-room accommodation, while also offering flexibility for large or multigenerational family living with minimal changes to the existing layout.





The house provides six spacious ensuite rooms arranged over two floors, each featuring kitchenette facilities, private shower rooms and neutral contemporary finishes. Two of the larger suites benefit from separate bedroom areas, adding further flexibility.



Heating and hot water systems have been designed for reliability and efficiency, with two gas boilers operating in tandem and configured with redundancy, allowing either boiler to serve the entire property if required. Underfloor heating serves most of the ground and first floors, while a central hot and cold water accumulation system provides



consistent mains pressure throughout the house, even during periods of high demand. Additional features include triple glazing, excellent insulation and an EPC rating of C (80).

Externally, the property offers off-street parking for three vehicles plus additional driveway parking, and secure side access to the rear where a fully insulated garden studio (approx. 30 sqm) provides ideal space for a home office, gym, studio or potential additional accommodation subject to permissions.

Located in a well-connected area of Cambridge (CB5), a bus stop is just 50 metres away and Cambridge North railway station is approximately a 20-minute walk. Cambridge Science Park, Addenbrooke's Hospital and the city centre are all within 10-20 minutes by bicycle, supporting strong rental demand from

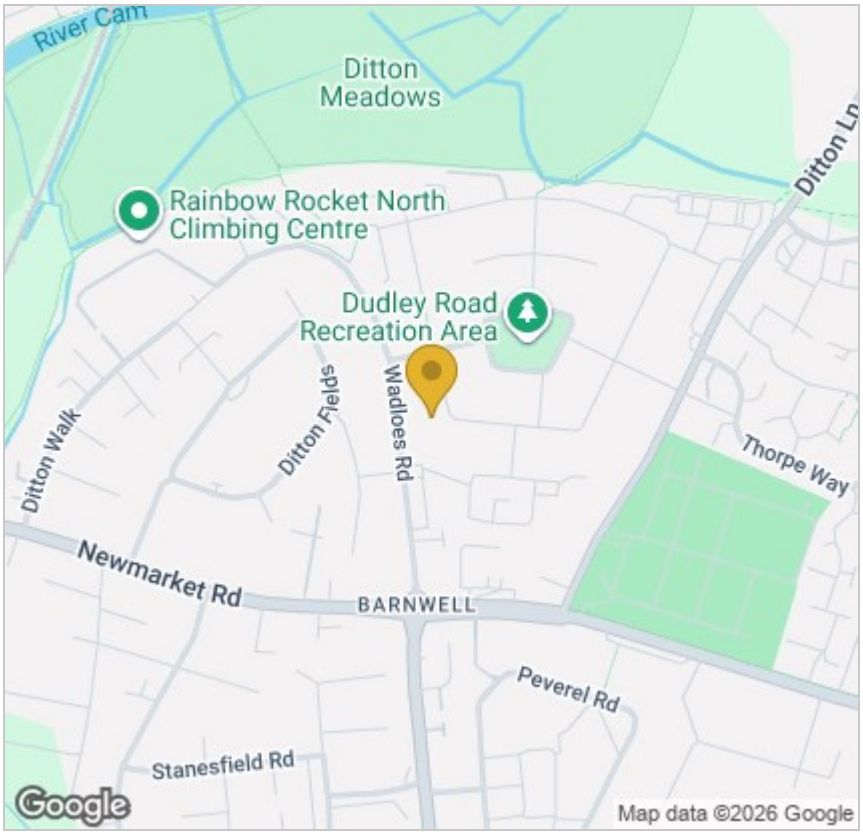




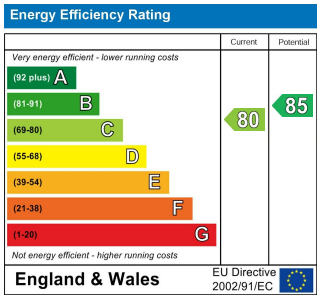
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

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