

GRAY TOYNBEE

19 Comberton Road, Toft,

Cambridge, CB23 2RY

Guide price £600,000

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- 0.8 miles to CVC
- No chain
- Solar panels and feed-in tariff
- Conservatory and study

Located less than a mile from Comberton Village is this 4-bedroom detached family house of about 1,546 sq. ft, with an extended living space, perfect for a family, in a prominent non-estate position, and with no chain.

The house is well-planned and provides plenty of space for a large family, plus a double garage. The property is in good condition, but would benefit from some general updating. There is a good-sized living room with a dual aspect, including doors to the garden. The kitchen is a good size and fitted with plenty of cupboards and space for appliances. There is also a useful utility room with a door to the garden. The separate dining room has double doors to the conservatory extension, which in turn has access to the garden. A good-sized study/home office provides good additional space and would also work well as a second sitting room or teenager's space. There is a porch, a hallway and a cloakroom with a















WC.

Upstairs, there are four good-sized bedrooms, three are doubles. The main room has an en-suite shower room, and all the bedrooms have fitted wardrobes. The family bathroom has a shower over the bath and full wall and floor tiling.

The house has oil-fired central heating, a water softener, double glazing, and a burglar alarm. There are 12 solar panels, which benefit from a feed-in tariff that generates approximately £1800 p.a.

The house enjoys a prominent non-estate position. At the front, there is driveway parking and access to the attached double garage with twin electric doors. The front garden is lawned, and side access leads to the rear garden, which is about 60ft long and mainly lawned, with a patio adjoining the house. The rear garden is enclosed and has a summerhouse, shed and greenhouse.

What3words: ///bigger.shape.searching

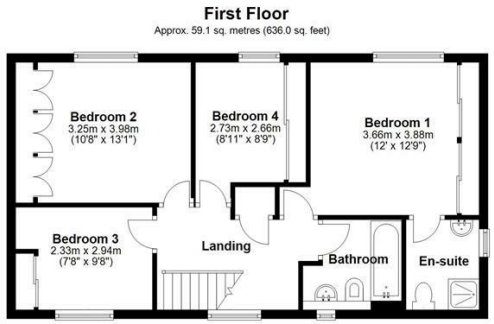
Agents note: The images used for marketing have been adjusted using AI to showcase the house furnished.





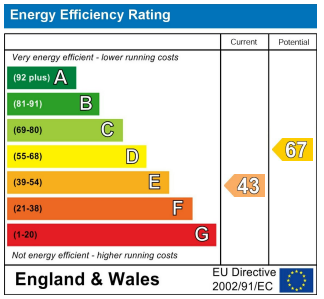
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Energy Efficiency Graph



Tenure: Freehold

Agents' note: The property suffered from subsidence and was repaired in 2010 and 2014, with a certificate of adequacy issued by a Structural Engineer in 2015. Underpinning was not required.

Council tax band: F

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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