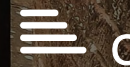




35A New Road, Impington,  
Cambridge, CB24 9LU

Guide price £750,000



## 35A New Road Impington, CB24 9LU

- Fantastic location
- No chain
- Lovely plot
- Scope to extend (STPP)
- EPC rating C

A 4 bedroom detached house, with a fabulous wide plot, and a detached garage, situated in an enviable and sought-after position opposite Impington Village College.

This family house has no chain and offers well-planned accommodation, which would benefit from some general cosmetic updating, but is in good condition and has plenty of scope for an extension.

The living room is a good size, has a dual aspect and overlooks the front garden. It has a gas fire in an attractive stone surround. The kitchen is well-appointed with plenty of cupboards and an integrated double oven, gas hob, extractor, microwave, fridge, freezer, and a door to the garden. The dining room has double-glazed patio doors to the lean-to (see agent's note), a study provides a perfect home working space, and a porch, hallway and cloakroom with WC complete the ground floor.





Upstairs, there are four bedrooms, two of which are doubles, and the main room has extensive fitted wardrobes and built-in storage. The en-suite bathroom has a shower over the bath, and full wall and floor tiling. The family bathroom has been refitted with a shower over the bath, a towel rail, and full wall and floor tiling.

The house has double glazing, gas central heating and a burglar alarm.

The property enjoys a wide plot, with good frontage to New Rd behind a brick wall, and gates provide access to the parking area. The front garden is mainly lawn. A detached garage provides additional parking or storage, and gated access leads to the rear garden, which is mainly lawn, has a patio area, and is enclosed by fencing.

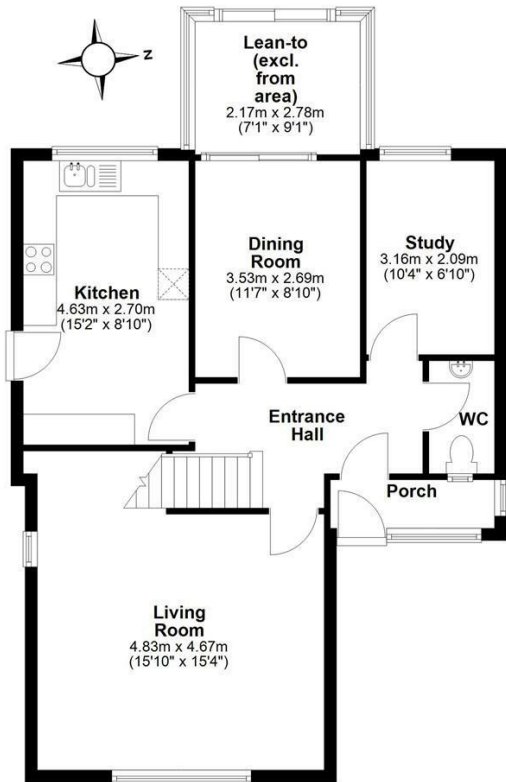
Agents note: The lean-to at the rear of the house is in poor condition and the structure has been affected, so it is likely all purchasers will want to have this removed. This space has not been included in the floor plan areas or considered as usable space in its current form.

What3words: ///spill.attend.flows



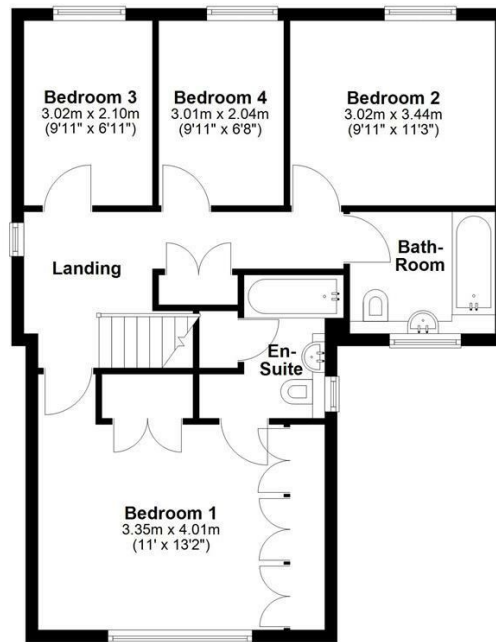
## Ground Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



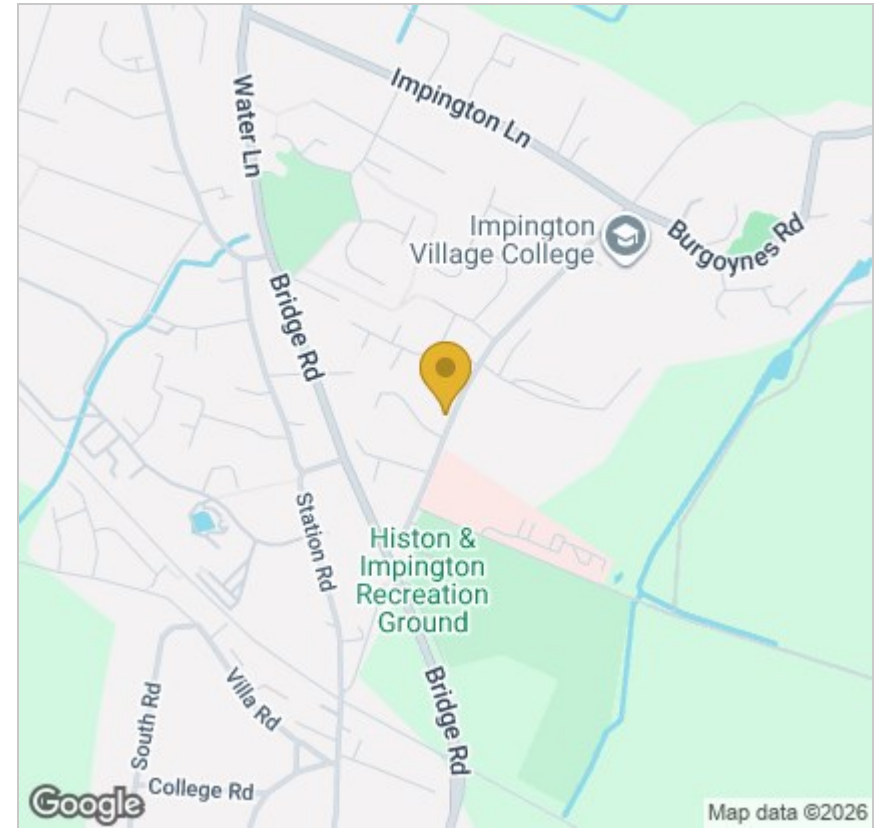
## First Floor

Approx. 62.2 sq. metres (669.1 sq. feet)

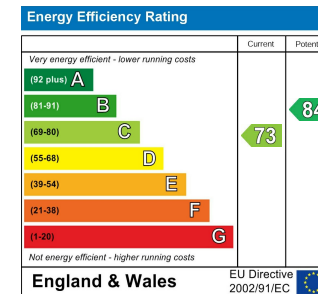


Total area: approx. 126.4 sq. metres (1360.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
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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