

GRAY TOYNBEE

42 Long Reach Road

Cambridge, CB4 1UJ

Guide price £480,000

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- No chain
- Beautiful kitchen
- Convenient location
- New roof







A refurbished, three-bedroom semi-detached house with a large garden. Located just a 10-minute walk from Cambridge North station, with no chain.

This spacious family house has been completely refurbished, including a new roof, and an impressive kitchen. The location is particularly popular as it is close to the station, Science Park, the River, and open green spaces.





The living room is a good size and has a large window to the front, the kitchen/dining area is open plan; the dining area has double doors to the garden. The kitchen has been completely refitted and includes an extensive range of handleless cabinets, integrated oven, hob, extractor, dishwasher and spaces for other appliances. There is also a utility/larder cupboard.



Upstairs there are three



bedrooms; two are good-size doubles, and one has extensive built-in wardrobes. The third room is a single with a built-in cupboard. The family bathroom has a shower over the jacuzzi bath, basin, and full wall tiling. There is a separate WC.

The house has double glazing and gas central heating.

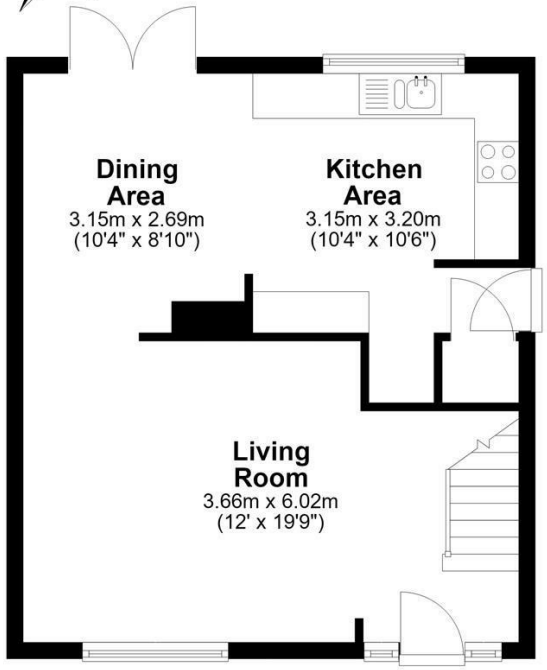
The front garden is lawned, and there is a block-paved driveway for parking; this leads ot the side of the house and the rear garden, which is a good size, mainly lawn, and enclosed by fencing. There is a patio and a good-size timber shed/worhsop.



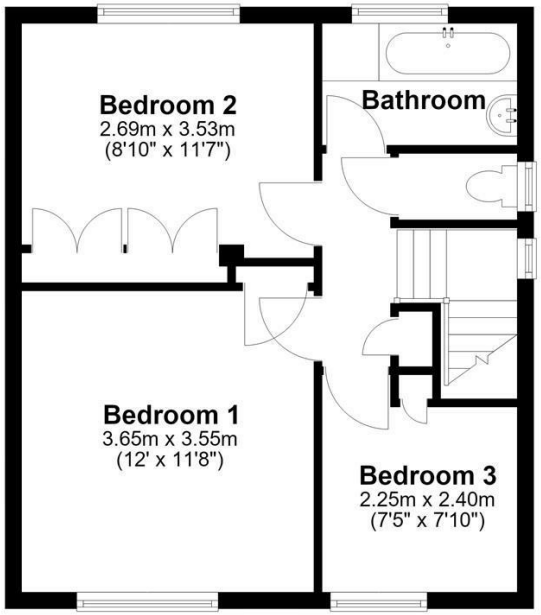


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Ground Floor
Approx. 41.5 sq. metres (447.0 sq. feet)



First Floor
Approx. 41.5 sq. metres (447.1 sq. feet)

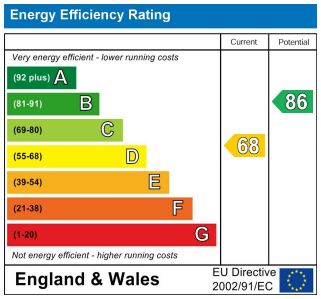


Total area: approx. 83.1 sq. metres (894.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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