GRAY TOYNBEE



3 Enniskillen Road

Cambridge, CB4 1SQ

Guide price £475,000

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3 Enniskillen Road

Cambridge, CB4 1SQ

- No Onward Chain
- South Westerly Facing Garden
- Great Condition
- Off-Street Parking & Garage

A wonderful three-bedroom semi-detached home comprising approximately 900 sq ft of accommodation, with off-street parking, a garage and a delightful south-westerly facing garden. Set back from the road, the property enjoys a private position whilst remaining conveniently located close to the River Cam, Science Park and Business Park.

The property is approached via a small boot room, providing a practical separation between the outdoors and the main entrance hall. Inside, the spacious hallway offers excellent storage, including a useful understairs area and a substantial additional cupboard. The kitchen is well equipped with generous worktop space, ample cabinetry, integrated appliances and a large window allowing plenty of natural light, alongside a door providing direct access to the garden. The living and dining room is a particularly impressive space, with large windows to the front and patio doors opening onto the rear garden. Offering generous proportions for both living and dining, the room enjoys an abundance of natural light















throughout the day.

Upstairs, the principal bedroom is a spacious double overlooking the front of the property, complete with a built-in wardrobe. The second and third bedrooms are both well-proportioned, with the rear bedroom benefiting from an integrated double wardrobe and the front bedroom featuring a useful built-in storage cupboard. Two further cupboards on the landing provide excellent additional storage. The family bathroom is fully equipped, with tiled finishes and a window providing natural light and ventilation.

Outside, the south-westerly facing rear garden enjoys plenty of afternoon and evening sunshine, with a manageable lawn complemented by a variety of established flowers and planting. To the front, the property benefits from a garage and generous off-street parking.

Ideally positioned close to the River Cam, with convenient access to Cambridge Science Park and the surrounding business parks, the property combines a peaceful residential setting with excellent accessibility to the city's key employment hubs and amenities.

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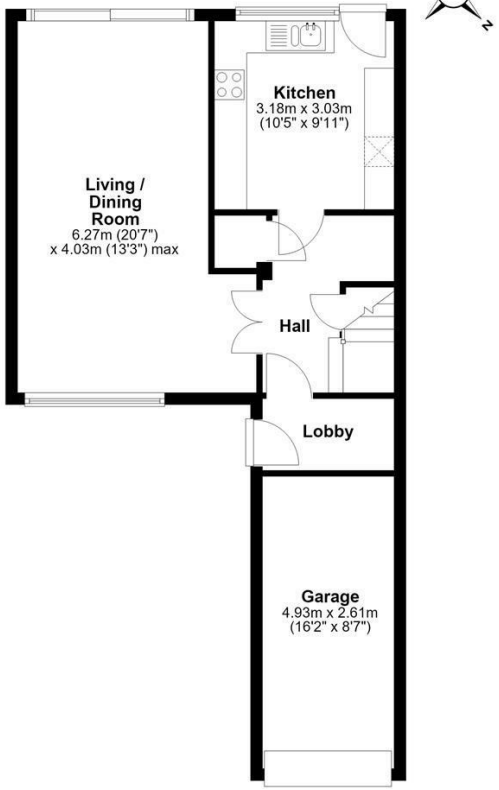


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Ground Floor

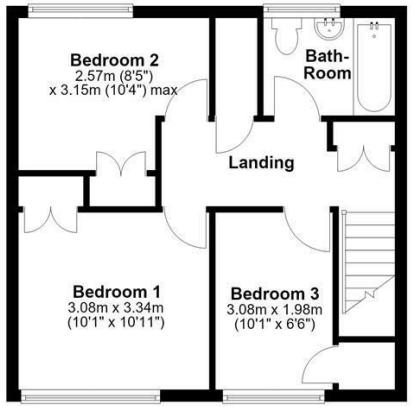
Main area: approx. 42.7 sq. metres (459.8 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.5 sq. feet)



First Floor

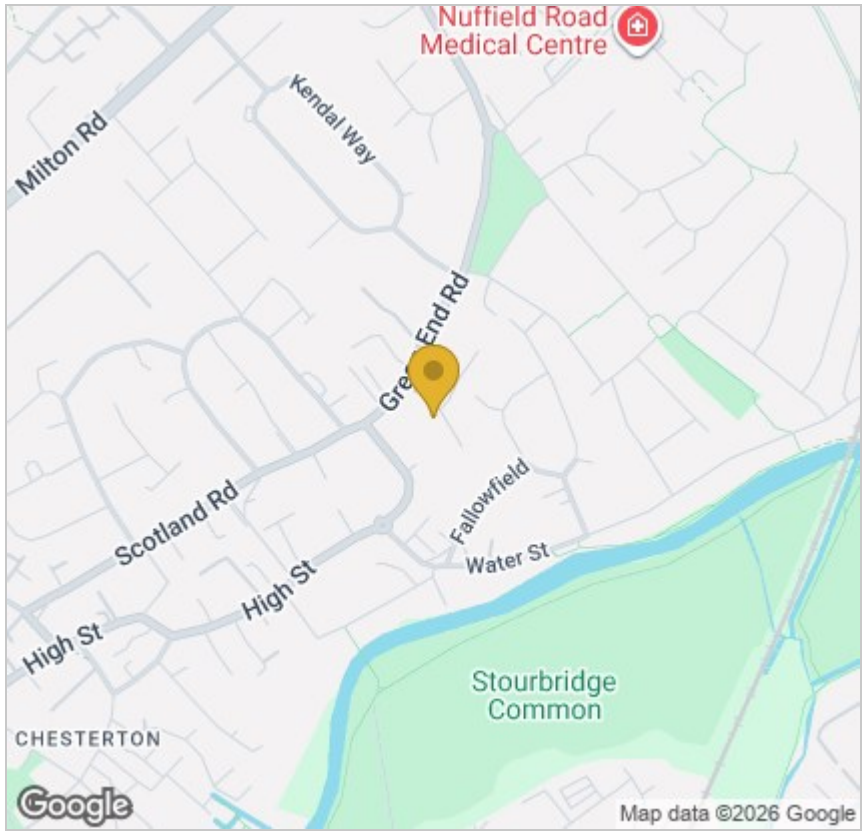
Approx. 40.6 sq. metres (437.1 sq. feet)



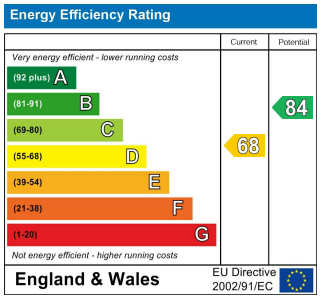
Main area: Approx. 83.3 sq. metres (896.8 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.5 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:

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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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