

GRAY  
TOYNBEE



3 Birch Close  
Cambridge, CB4 1XN

Guide price £440,000



# 3 Birch Close

Cambridge, CB4 1XN

- Conveniently situated
- Off street parking & garage
- Chain free

A well-presented three-bedroom mid-terrace house with a garage, front and rear gardens, and scope for modernisation. The property is offered with no onward chain.

Set back from the road, the house enjoys a pleasant front garden. On entry, the hallway leads to the kitchen, which is an enclosed space featuring a large front-facing window that allows plenty of natural light. There is a good range of cupboards, ample worktop space, connections for white goods, gas cooking appliances, and an extractor fan. The area beneath the stairs provides versatile storage and gives the hallway an open, spacious feel. There is also a convenient downstairs WC.

The living and dining room is a generous size, with floor-to-ceiling windows and a patio door that flood the room with light throughout the year. The original parquet flooring runs through the ground floor, adding character and charm, and remains in excellent condition.

Upstairs, two of the bedrooms are comfortable doubles overlooking the rear garden, both with large windows and integrated storage. The third bedroom, overlooking the front, is a good single and also benefits from a built-in cupboard.

The bathroom and WC are separate,





with the bathroom featuring a shower over bath and basin. The airing cupboard houses a modern combi boiler.

Outside, the rear garden is a manageable size, with a small patio area, lawn, and an assortment of mature plants. A rear gate provides access to the car park, where the property's garage is located.

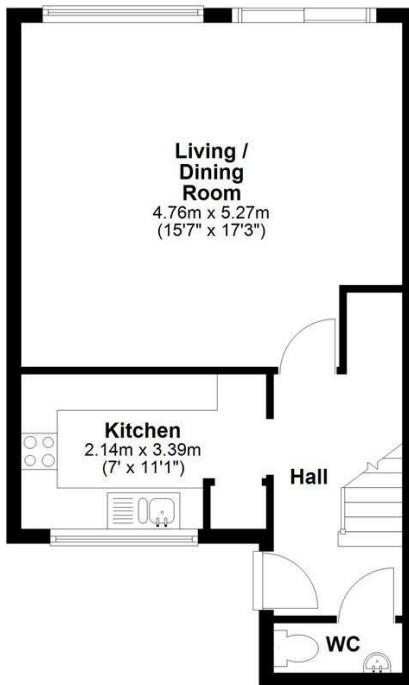
This is a well-maintained home offering excellent potential to update and personalise, situated in a sought-after location and available with no onward chain. The property is within catchment of Milton Road Primary School and Chesterton Community College.

<http://public.hooks.zooms>



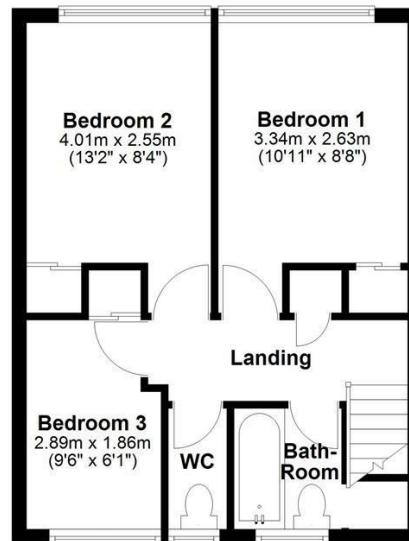
## Ground Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)

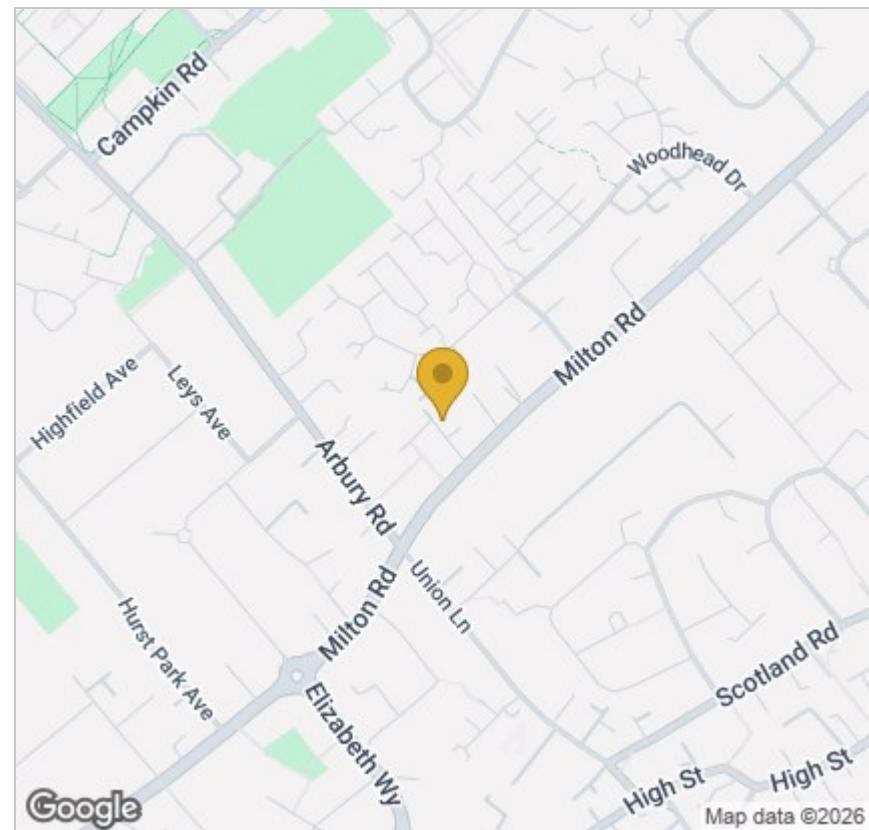
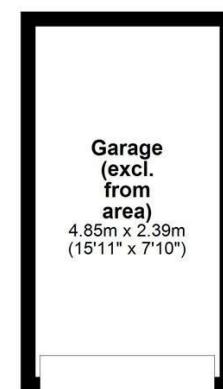


Total area: approx. 77.4 sq. metres (832.8 sq. feet)

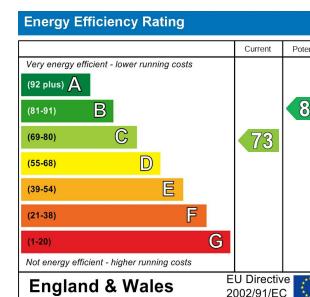
Drawings are for guidance only  
Plan produced using PlanUp.

## Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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