

GRAY
TOYNBEE



118 Kings Hedges Road
Cambridge, CB4 2PB

Guide price £625,000



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- Large family house
- 4 bedrooms plus a loft room
- Garage and parking
- Lovely corner plot

An extended, 4/5 bedroom semi-detached house of about 1800 sq. ft, with a garage and a lovely corner plot, situated in a particularly convenient location just 2 mins from the Science Park and 7 mins from Cambridge North Station, by bike.

This attractive bay-fronted house has been extended by the current owners and offers spacious family accommodation, including a loft room.

There is a lovely, bright living room with a part-vaulted ceiling with Velux windows and double doors to the garden and wood flooring. The dining room has a bay window and a fireplace. The kitchen/breakfast room has been extended with a part-vaulted ceiling and Velux windows, and it has a door to the garden. It is well fitted with plenty of units, and has a pantry, oven, hob and extractor. A useful study (or ground floor bedroom 5) and a cloakroom with WC complete the ground floor.

Upstairs, there are four bedrooms, all of which are a good





size, one has an en-suite shower, another a basin, and two have bay windows. The family bathroom has a shower over the bath and a WC. A staircase on the landing leads to the loft room with 3 Velux windows, which is perfect as a study, games room or occasional bedroom; and it has extensive eaves storage.

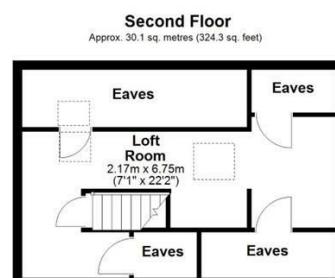
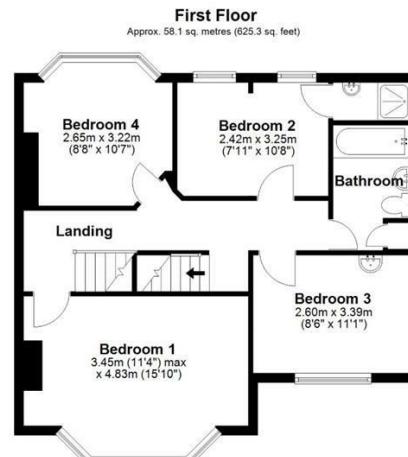
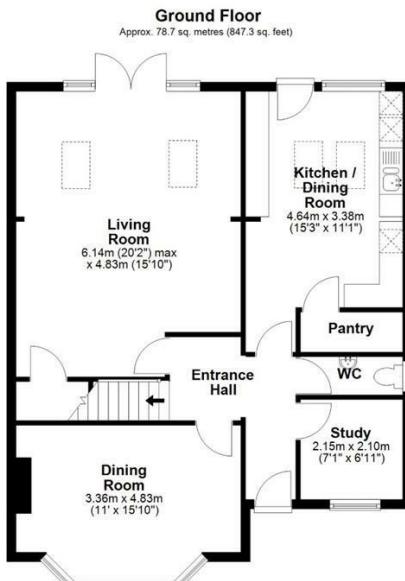
The house has solar panels, gas central heating, double glazing, and a burglar alarm.

At the front, there is a driveway, parking and a garden. The house is on a corner plot, so it has side access and further vehicle access at the side into the rear garden, where there is a garage with power and light.

The rear garden is a good size, has a lawned area, a large vegetable garden, mature fruit trees, a patio and a lovely grapevine. The whole is enclosed by walls and fencing.

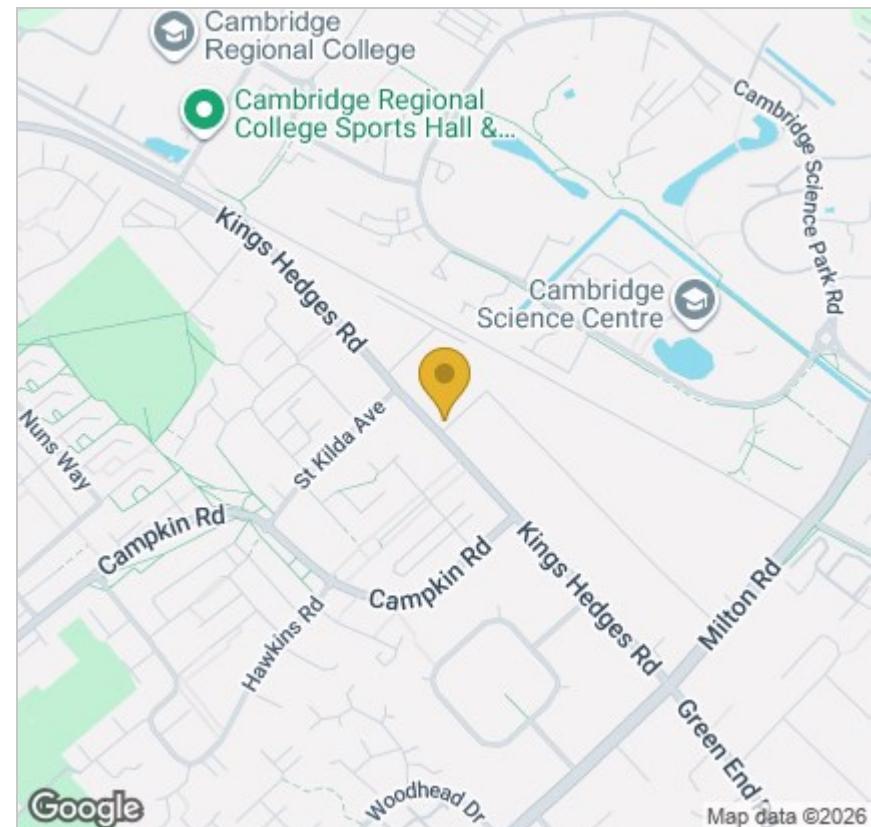
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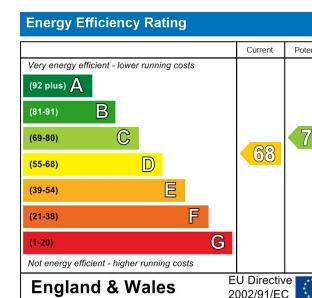


Main area: Approx. 166.9 sq. metres (1797.0 sq. feet)
Plus garages: approx. 16.2 sq. metres (174.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com