

GRAY TOYNBEE

18 Beagle Road

Cambridge, CB3 0UH

Guide price £600,000

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- Excellent EPC Rating
- Spacious Bedrooms
- Driveway Parking & Garage
- High Specification

A beautifully presented five-bedroom mid-terrace family home, extending to approximately 1469 sq ft, situated in the heart of the highly sought-after Darwin Green development. The property benefits from a number of specification upgrades throughout, together with off-street parking and a garage.

The ground floor has been thoughtfully designed to provide an excellent flow for modern family living. The welcoming entrance hall provides access to a useful utility room and downstairs cloakroom, while leading through to both the kitchen and the spacious open-plan living and dining area at the rear.

The contemporary kitchen enjoys a front aspect window and is fitted with a range of high-gloss wall and base units, integrated appliances including a gas hob and dishwasher, a freestanding fridge/freezer, and a breakfast bar providing a practical division between the kitchen and living space.

To the rear, the generous living and dining area offers ample space for both comfortable seating and a family dining table. Patio doors opening onto the garden, together with overhead skylights, flood the room with natural light and create an excellent entertaining space.

The first floor comprises three well-proportioned double bedrooms. Two bedrooms overlook the front and rear respectively, with the rear bedroom















benefitting from fitted mirrored wardrobes. The principal bedroom is particularly impressive, featuring a Juliet balcony, floor-to-ceiling windows, fitted mirrored wardrobes and a stylish en-suite shower room. The family bathroom is finished to a modern standard with full-height tiling and comprises a large walk-in shower, WC, vanity unit and heated towel rail.

The second floor provides two further generous double bedrooms, each benefitting from fitted wardrobes and large windows overlooking the front and rear respectively.

Externally, the rear garden has been designed for ease of maintenance, featuring a lawn bordered by attractive flower beds, a patio seating area and a garden shed. A particularly valuable addition is the large garage, providing excellent storage or secure parking, alongside further off-street parking.

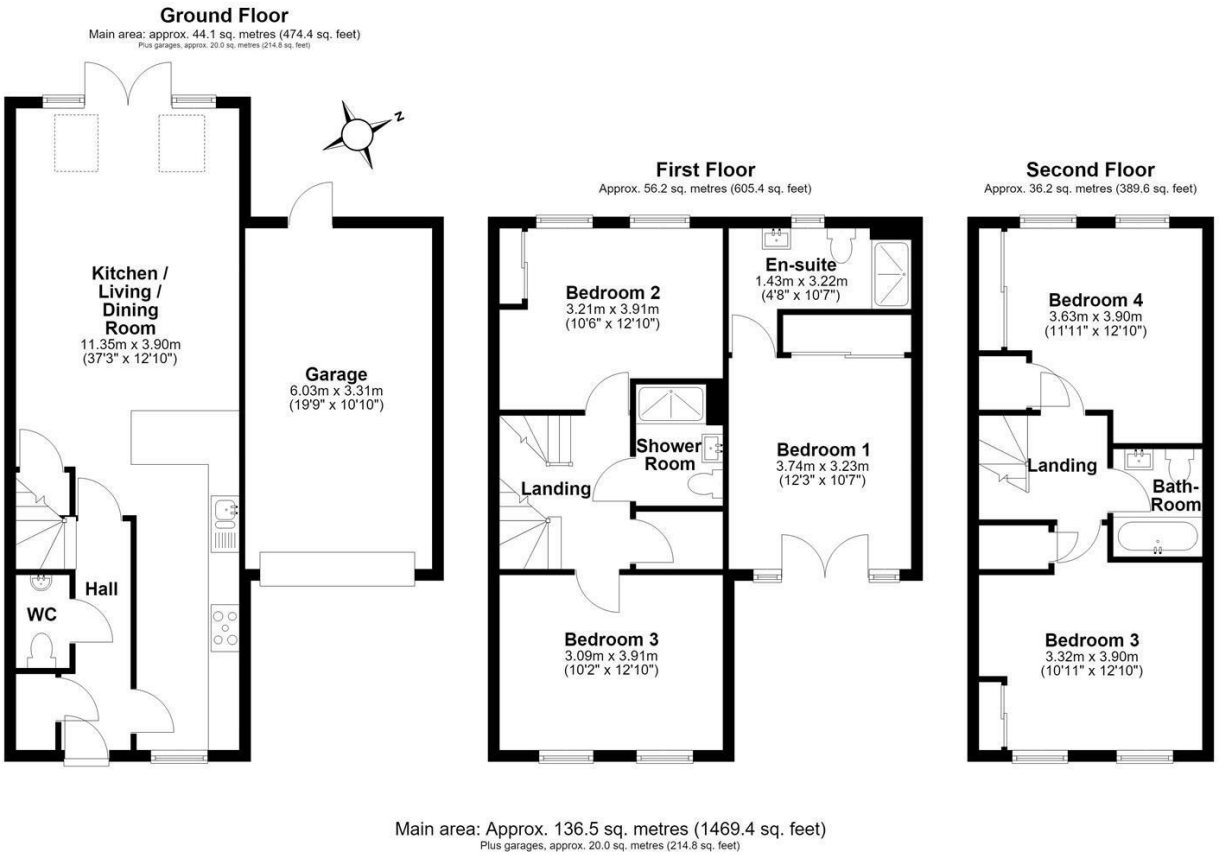
Positioned on an established road within the popular Darwin Green development, the property enjoys an excellent location for families and commuters alike. Cambridge City Centre is within easy reach, Eddington is within walking distance, and the A14 and M11 are readily accessible, providing excellent transport links in all directions.

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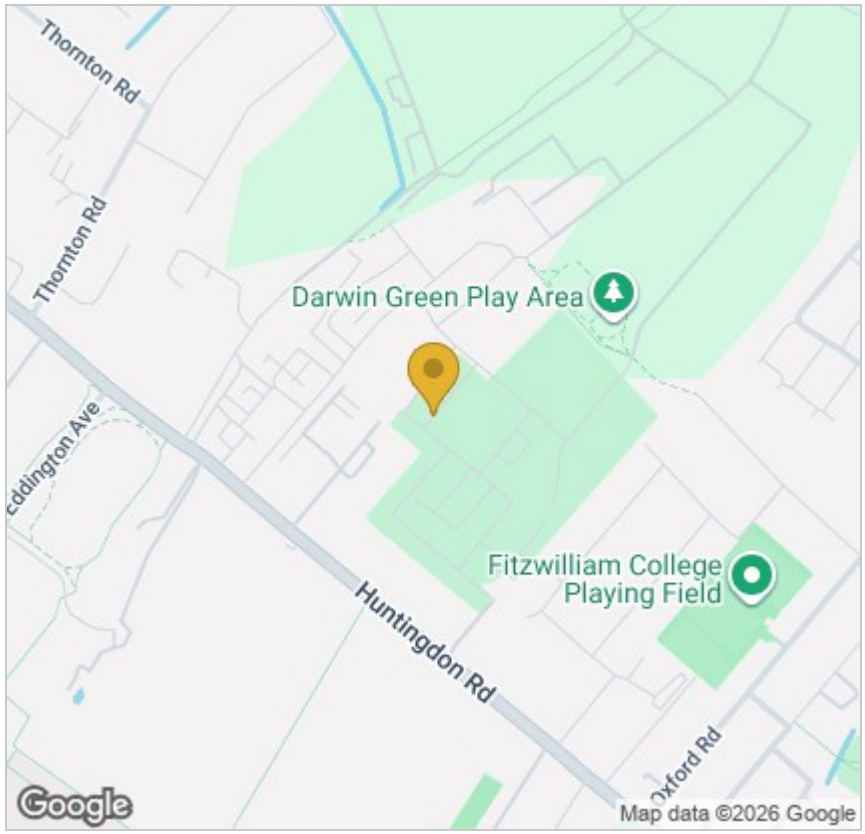




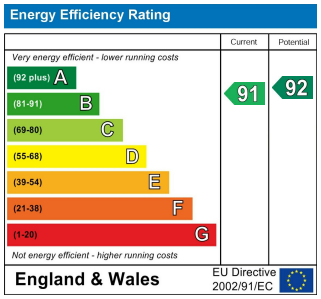
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Main area: Approx. 136.5 sq. metres (1469.4 sq. feet)
Plus garages, approx. 20.0 sq. metres (214.8 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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