



9 Windsor Road  
Cambridge, CB4 3JJ

**Guide price £680,000**





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- Extended family house
- Refurbishment required
- No chain
- Chesterton Catchment

An extended, bay-fronted, 3-bedroom semi-detached with a large garden, and no chain.

This 1,085 sq. ft. family house requires modernisation but offers an exciting opportunity to create a lovely family house in a great location within the catchment of Chesterton Community College.

There is a front sitting room with a bay window, exposed floorboards, and a fireplace. The dining room has been extended and has patio doors to the garden, and a gas fire with a back boiler supplying the central heating. The kitchen has fitted cupboards and a door to the side/driveway. The house has a good size hallway and a cloakroom and WC.

Upstairs there are three double bedrooms, the front bedroom has a bay window, and the main room has built-in cupboards. A study room leads to the third bedroom; these rooms combined would make an excellent space for home working or a teenager







wanting a bedroom and study area. The bathroom has a shower and a WC.

The house has double glazing and gas central heating with a back boiler, and there is a burglar alarm.

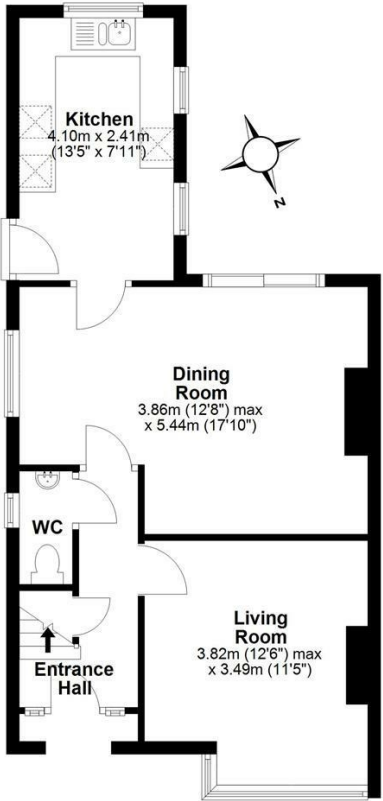
Outside there is a front garden and block paved driveway which leads to the garage and rear garden, which is an excellent size, mainly lawn, and has two summerhouses.





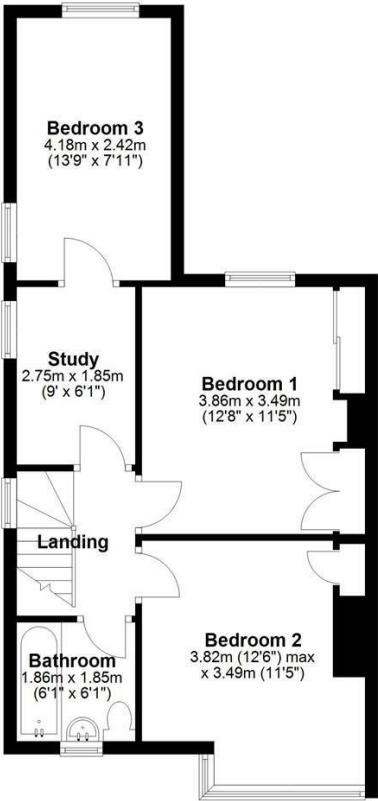
**Ground Floor**

Approx. 50.3 sq. metres (541.7 sq. feet)

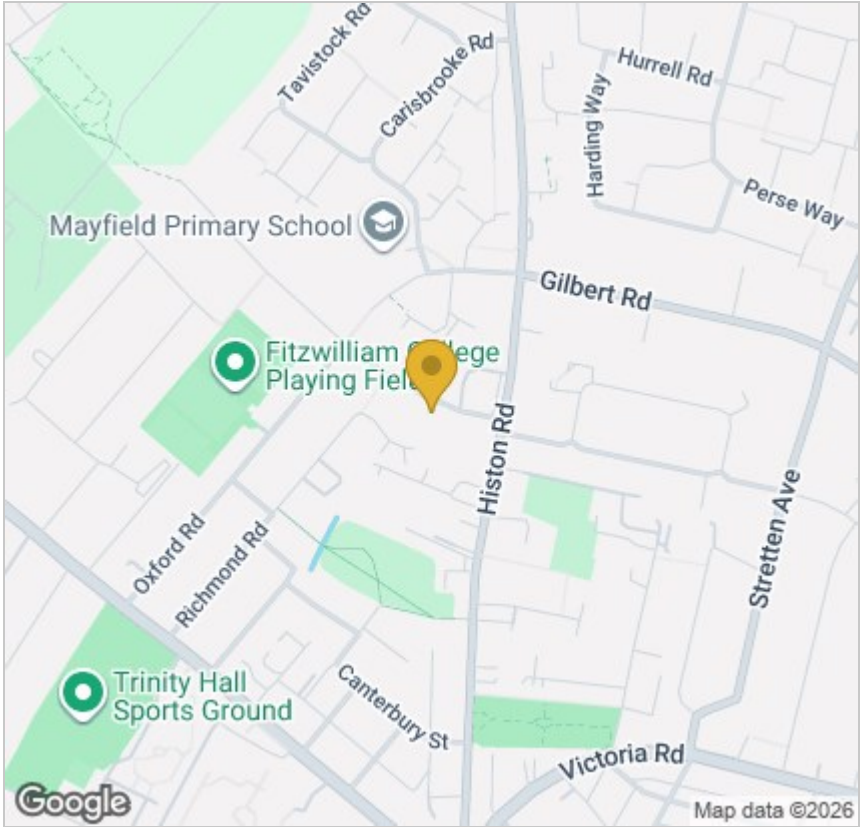


**First Floor**

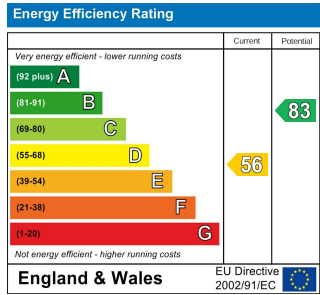
Approx. 50.5 sq. metres (543.7 sq. feet)



Total area: approx. 100.8 sq. metres (1085.4 sq. feet)



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: E

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.

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