



Bush & Co.



46 Davy Road, Cambridge, CB1 3QW

Offers Around £650,000 Freehold



Davy Road is conveniently located between Rustat Road and Coleridge Road with the Coleridge Recreation Ground just opposite. The mainline railway station is within 0.5 miles and both the city centre and Addenbrookes hospital biomedical campus are less than 1.5 miles. The area is well served with highly regarded schooling for all ages nearby and leisure and retail facilities are available in abundance.

The house has been significantly extended on two floors by the present owners to provide spacious family living with superb landscaped gardens and outbuildings.

On the ground floor there is an entrance lobby with storage for coats and shoes which in turn leads to a small hallway and cloakroom. The stylish re-fitted kitchen includes a comprehensive range of units and breakfast bar as well as fitted double oven and hob. The utility room off the kitchen has space for washing machine and tumble dryer and access to the rear garden. The dining room is a generous space with glazed panel double doors to the recently built family room which has part vaulted ceiling with Velux rooflights and double French doors to the garden.

The first floor landing gives access to all four bedrooms of which three are well proportioned doubles and there is a stylish, tiled three piece bathroom.

The block pavior frontage provides off street driveway parking for two cars with additional bicycle storage. The beautifully landscaped enclosed rear garden has a central lawn with a large paved patio and pergola with built in bench seating. At the back is a large timber deck with shaded pergola, raised planting beds and bench seating. An access gate allows passageway access to Corrie Road.

There is a timber studio at the bottom of the garden which is a useful addition which can be used as an office, home gym or occasional guest room.

TENURE - Freehold

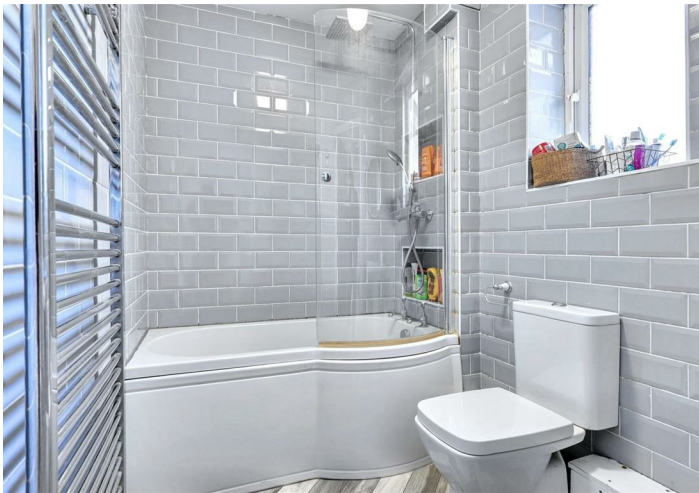
POSTCODE - CB1 3QW

COUNCIL TAX - C

SERVICES - All mains services are believed to be connected to the property

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Davy Road, Cambridge, CB1 3QW



Total Area: 104.8 m² ... 1128 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

