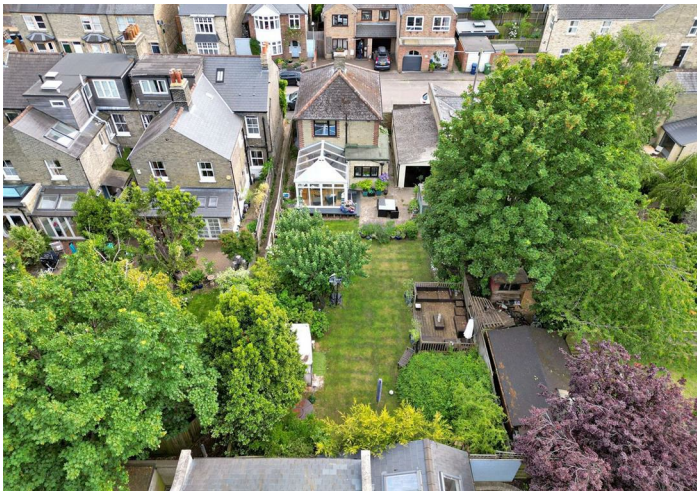




Bush & Co.



3 Wetenhall Road, Cambridge, CB1 3AG

Guide Price £850,000 Freehold



Energy Rating Band D

3 Wetenhall Road is perfect for a buyer seeking a detached 3-bedroom house with a large plot and beautiful garden. Alternatively, there is enormous scope to extend subject to planning and necessary consents. There is ample room to both the side and rear allowing you to create an individual detached family home.

In brief the accommodation consists; A wide welcoming entrance hallway gives access to all ground floor rooms, there are stairs rising to the first floor.

The open plan living/dining room is light bright and airy opening up to a beautiful bay window to front aspect, the accommodation continues through to the conservatory a pleasant place to sit and relax overlooking the delightful garden, doors open up onto the patio.

The kitchen has a range of cabinets and drawers ample worksurfaces, breakfast bar for informal dining, space and plumbing for appliances, pantry, 3 windows to rear aspect, a door leads to the side of the property.

On the first floor, there are 3 bedrooms all off a central landing. Bedroom 1 is a double, located at the rear of the property with views over the garden, built in wardrobes and further storage cupboard. Bedroom 2, again is a double with fully fitted wardrobes. Bedroom 3 is a comfortable single.

The family bathroom, has a bath with shower over WC, hand wash basin, finished with floor to ceiling tiling.

Outside the property is set back from the road being a low wrought iron fence there is a garage with power and lighting connected providing off road parking. A real feature of note is the large, private, mature rear garden that has been thoughtfully designed. There is a patio area, a further decking area provides ample space for outdoor furniture shrub borders with flora and fauna, the remainder laid to lawn. A secure wooden gate gives access to Wetenhall Road.

Wetenhall Road is a sought after residential street just off Mill Road, with plentiful independent shops, cafes and facilities on your doorstep. The city centre is located just over 1 mile away, the railway station (with fast trains to London) around 0.7 miles and the Addenbrookes Hospital Biomedical Campus less than 2 miles. Parking is available on street without the need for a permit.



Exceptional service in Cambridge and the surrounding villages

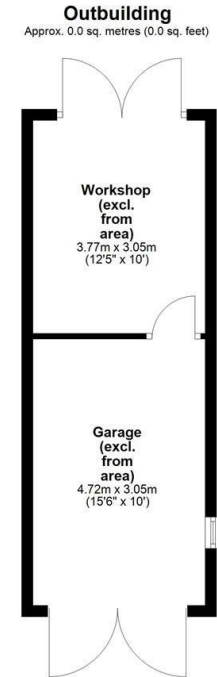
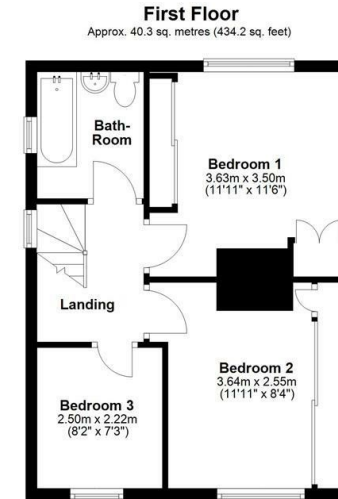
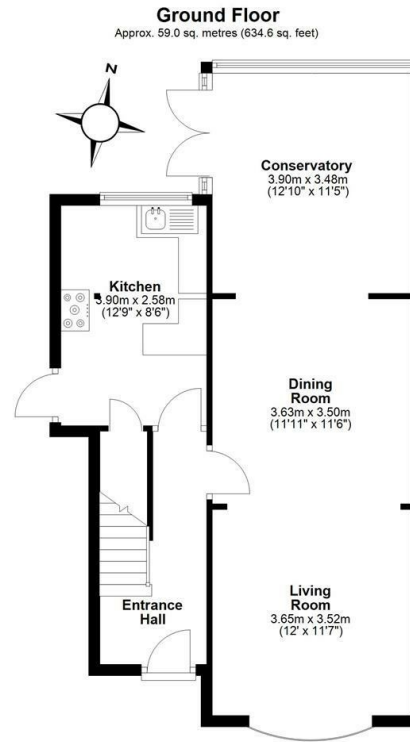
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Total area: approx. 99.3 sq. metres (1068.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

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

