

63 Church End, Cambridge, CB1 3LF

Guide Price £750,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 323130

A CHARMING, BAY-FRONTED, 1930'S FAMILY HOME OFFERING EXTENDED AND SIGNIFICANTLY IMPROVED ACCOMMODATION, SITUATED ON A LARGE PLOT TO THE EAST OF THE CITY CENTRE. THE PROPERTY IS BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

- 2050 sqft / 191 sqm
- 3+ bedrooms, 2.5 bathrooms, 4 reception rooms
- Utility room & integral garage
- No onward chain
- Generously proportioned, extended accommodation
- 1930's semi-detached house
- Superb kitchen/dining/family room
- Large plot
- Generous driveway and rear garden
- Gas-fired heating to radiators and underfloor heating in sitting/dining area

This superb 1930's residence occupies a large plot on Church End, located a short distance to the east of the city centre and within easy reach of Addenbrooke's Hospital, Cherry Hinton High Street and excellent local schooling. The property has been subject to a significant extension and improvement works in recent years, with the end result being a tremendous, characterful home of very generous proportions, which has been sympathetically adapted for family living.

Set well back from the road, the property is approached via a paved and gravel driveway with well-stocked side borders and a number of trees. An entrance porch opens into the entrance hallway, which has stairs to the first floor and access to all of the reception rooms. Also off the hall is the utility room, which has access to a WC and the integral garage, which has both an electric up-and-over door and a pedestrian door, and house the boiler. The reception rooms include a bay-fronted living room/fourth bedroom to the front, a snug/family room, and a sitting room with bi-folding doors to the rear garden. The superb, sizeable kitchen/dining/family room has a tiled floor and benefits from two ceiling lanterns and bi-folding doors to the rear. Installed in 2022, the stylish, Shaker-style kitchen has a wide range of fitted units with wooden worksurfaces and integrated appliances including a double oven, a five-zone induction hob with an integrated extractor hood over, a microwave, a dishwasher and a fridge/freezer.

On the first floor, there is a spacious landing with a window overlooking the rear garden. There are three bedrooms, all of which are double in size, with the master bedroom being particularly large, including fitted wardrobes and an ensuite shower room with a three-piece suite. The family bathroom was originally two rooms and includes a P-shaped bath with a mains shower over, a pedestal wash basin, a WC and a heated towel rail.

At the front of the property, the driveway provides plentiful off-road parking and access to the garage. Gated side access leads to the delightful rear garden, which is predominantly laid to lawn and fully enclosed. There is a decked, decked area with a wood-burning stove, a patio area, well-stocked raised beds and two large storage sheds.

Location
Church End is located just off Coldhams Lane and within easy reach of Addenbrooke's Hospital, which is about one and a half miles away. Excellent local facilities are available on nearby Cherry Hinton High Street and there are good schools in the neighbourhood including Netherhall secondary school, Cherry Hinton Primary school, Perse and the Sixth Form Colleges on Hills Road and Long Road. The property is also within reach of the city centre, University and railway station, with a bus service nearby.

Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - TBC

Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

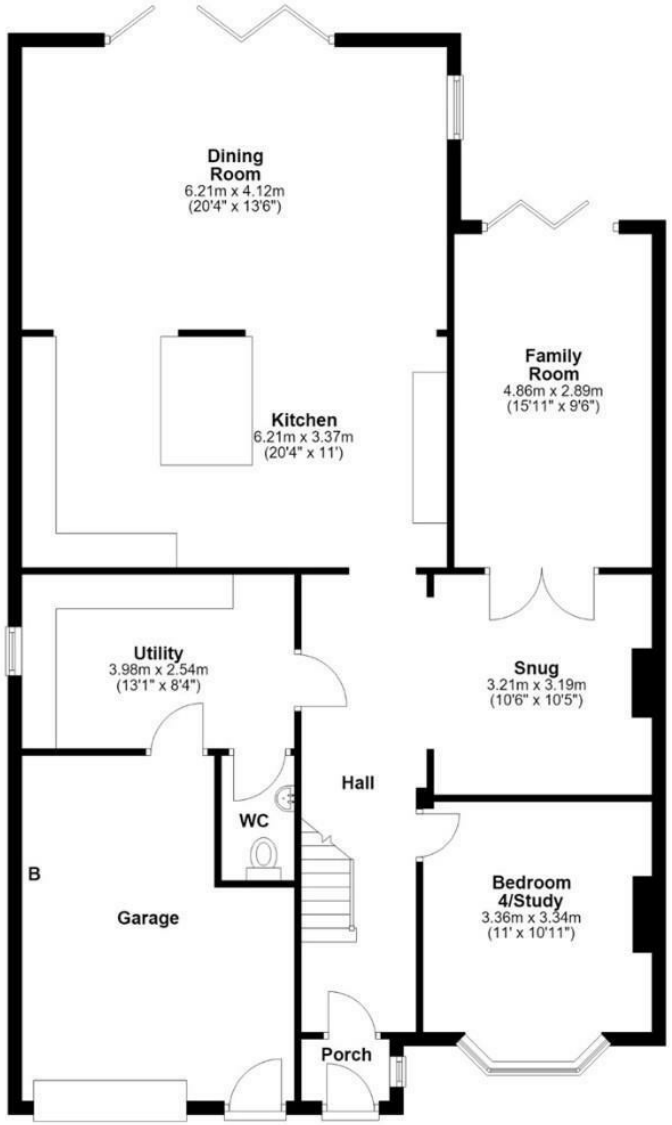
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





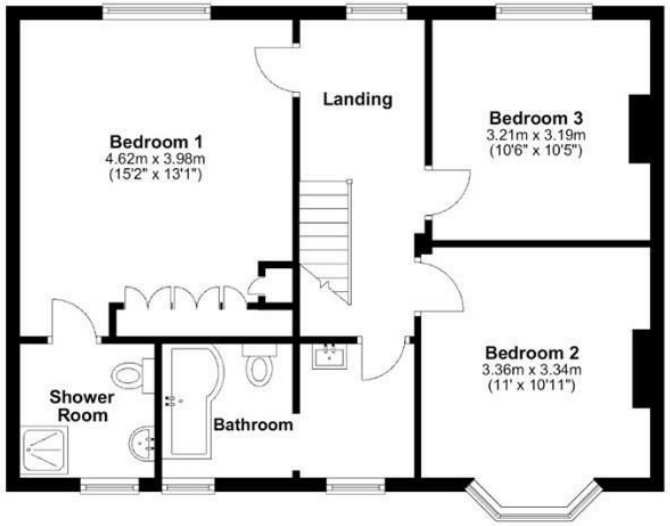


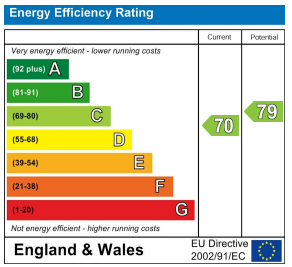
Ground Floor



Approx. gross internal floor area 191 sqm (2050 sqft)

First Floor





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.























