



38 Silverwood Close, Cambridge, CB1 3HA
Offers Over £600,000 Freehold



rah.co.uk
01223 323130

A BEAUTIFULLY EXTENDED 1930'S BAY-FRONTED HOME WITH A SOUTH-FACING GARDEN, DRIVEWAY AND A PURPOSE-BUILT STUDIO, LOCATED AT THE END OF THIS ENVIABLE CUL-DE-SAC AND FOR SALE WITH NO ONWARD CHAIN.

- 1000 sqft / 92 sqm
- 3 bed, 2 recep, 2 bath
- Plot size - 0.05 acres
- Built in 1930's
- EPC – D / 67
- Mid-terraced house
- South-facing garden with purpose-built studio
- Driveway parking
- Gas-fired heating to radiators
- Council tax band - C

This spacious 1930's home enjoys a convenient location, just a stone's throw from the Beehive Centre and sits on a private south-facing plot. The property is finished to an impeccable standard and has been extended to include a ground floor shower room, utility room and a stunning open-plan kitchen/living/dining space with underfloor heating.

The ground floor comprises a bay-fronted sitting room with a feature fireplace and bespoke fitted cupboards for coats and footwear. Herringbone style flooring flows through to the light-filled kitchen/living/dining area, with a vaulted ceiling, four skylights and a large sliding door opening onto a terrace. The kitchen includes a sleek range of units, a broad peninsula, integrated appliances and a range-style oven. A utility room with fitted units and a refitted shower room with W.C. complete the downstairs layout.

Upstairs are three bedrooms, including two spacious doubles. The main bathroom features a roll-top bath with a shower over, pedestal basin, low-level W.C, heated towel rail and stylish tiling. The landing offers access to a partially boarded loft with ample storage space.

Outside, the front of the property provides a driveway with additional permit parking by a charming green space opposite. The south-facing garden (approx. 39ft x 17ft) is mainly lawned with two seating areas, perfect for alfresco dining. There's also a garden store and adjoining studio with power and lighting ideal as a home office, gym or creative space.

Location

Silverwood Close is a quiet close-knit cul-de-sac conveniently situated just off Coldham's Lane, under half a mile from Mill Road in the popular Abbey ward.

The area offers a wide range of shops, parks, services and excellent choice of schools for all ages. The city centre is just 1.3 miles away and the mainline station provides direct links to London King's Cross & London Liverpool Street. Addenbrooke's Hospital is 2.9 miles away.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

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.







Approx. gross internal floor area 92 sqm (1000 sqft) excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC





