

2a Green End Road, Cambridge, CB4 1RX

Guide Price £750,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN INDIVIDUAL AND SUBSTANTIAL, SEMI-DETACHED RESIDENCE PROVIDING VERSATILE AND IMPRESSIVE ACCOMMODATION EXTENDING TO 2530 SQFT WITH THE BENEFIT OF TWO SEPARATE GARDENS AND DRIVEWAY PARKING. OCCUPYING A PRIVATE POSITION OFF GREEN END ROAD.

- 2530 sqft / 235 sqm
- Plot size - approx 0.16 acres
- Internal studio with lift to first floor
- Driveway parking
- Brick-built outbuildings
- Semi-detached built in 1985
- 4 bedrooms, 3 receptions, 3 bathrooms
- Open plan kitchen/dining room
- Two separate garden areas
- EPC - C / 73

This extensive semi-detached family residence offers a tucked-away position with established green surroundings and private gardens located at the bottom of a long driveway off Green End Road. The property is within easy reach of the Science Park, Cambridge North Station and a selection of local amenities.

Impressive accommodation arranged over two extensive floors has been designed with flexibility in mind, offering interesting spaces suited for living, home working, hobby space and generous private parking.

The ground floor accommodation comprises a stunning T-shaped reception room with mezzanine landing area above, an inset working fireplace, vaulted ceilings and extensive glazing to allow lots of natural light and views and access to the garden. There is a formal dining room/snug with attractive parquet floor, a large and well-equipped open-plan kitchen/breakfast room, a utility room and an internal home studio. A light and spacious entrance hall and shower room complete the ground floor level.

A wonderful galleried landing provides an additional study space and separates three double bedrooms from the family bathroom suite and principal bedroom area. The principal bedroom has a separate dressing area with built-in wardrobes, a large ensuite bathroom.

Outside, a shared private driveway leads to the property and provides parking for three vehicles. There are two private and mature gardens. The east-facing garden is predominately laid to lawn and provides a high degree of privacy from mature shrubs and trees. There is a useful brick-built studio/office with power and lighting and a patio area. The west-facing garden has a large brick-built store, raised terrace area with seating space and lawn with well-established plants, shrubs and trees.

Location
This property is positioned at the bottom of a private road off Green End Road, which is conveniently located for access to the Cambridge Science Park, Cambridge North railway station and the historic city centre, all of which are accessible by foot or bicycle. There is a wide variety of local facilities on Chesterton High Street and Milton Road and pleasant riverside walks nearby along with access to Stourbridge Common.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - F

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.







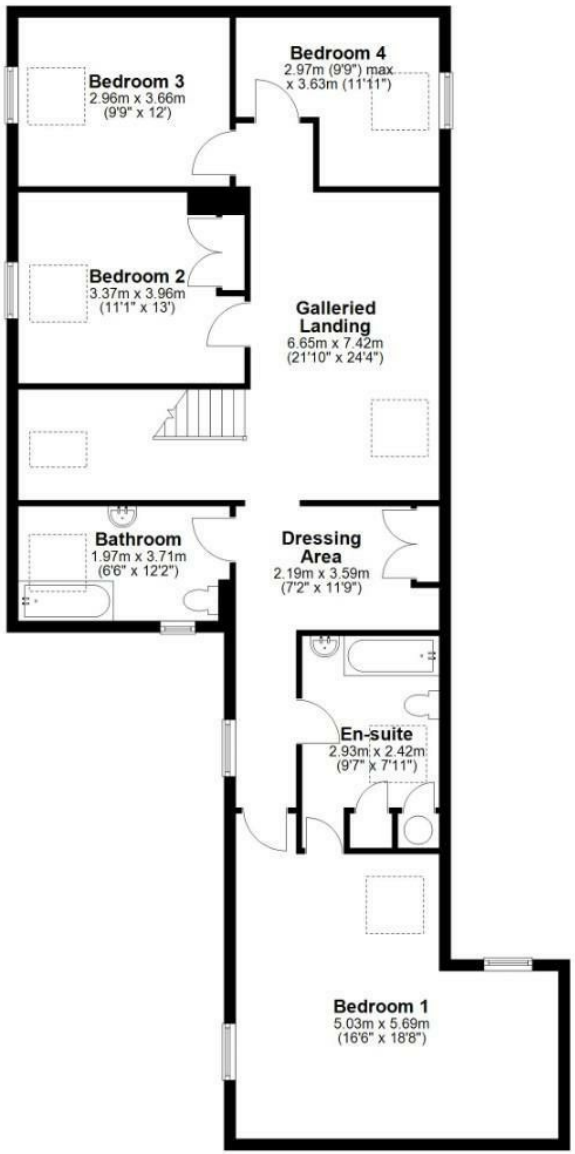
Ground Floor

Approx. 117.6 sq. metres (1266.2 sq. feet)



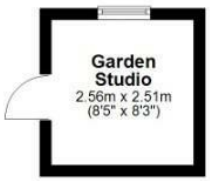
First Floor

Approx. 117.5 sq. metres (1264.6 sq. feet)

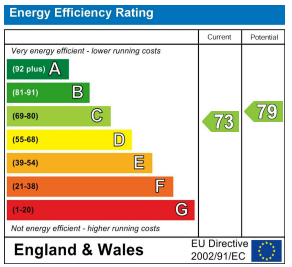


Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 235.1 sq. metres (2530.8 sq. feet)



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.















