



160 Green End Road, Cambridge, CB4 1RN
Guide Price £585,000 Freehold



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A BEAUTIFULLY EXTENDED, BAY-FRONTED HOME OF 975 SQFT / 91 SQM, BENEFITTING FROM NEWLY REPLACED WINDOWS THROUGHOUT, A DRIVEWAY, AND A PRIVATE SOUTH-EAST FACING GARDEN EXTENDING TO AROUND 65FT.

- 975 sqft / 91 sqm
- 3 bed, 2 recep, 1.5 bath
- Driveway
- 1930's
- Council tax band - D
- Semi-detached house
- Plot size - 283 sqm / 0.07 acre
- Gas-fired heating to radiators
- EPC – D / 63
- Open-plan kitchen/dining/family room

No.160 Green End Road represents an exciting opportunity to acquire a beautifully extended period home in the heart of East Chesterton. The property has undergone many improvements over the years including a noteworthy open-plan kitchen/dining/family room, meticulously and thoughtfully constructed with modern living in mind.

The accommodation briefly comprises an entrance hall, finished with attractive paneling, which continues to the first floor and there is access to a refitted cloakroom W.C. The bay-fronted living room has built-in shelving and an attractive wood-burning stove. The kitchen/dining/family room is most impressive, featuring a large central island with a breakfast bar and a vaulted ceiling, coupled with a skylight and bi-folding doors opening onto a raised decking area. The kitchen has been fitted with a modern and comprehensive range of units and is finished with Quartz worktops. There are various integrated appliances and plenty of clever bespoke storage solutions throughout the room, as well as a traditional feature fireplace and built-in shelving.

Upstairs are three bedrooms, two of which are comfortable doubles and have feature cast-iron fireplaces. The family bathroom has been stylishly refitted with a modern white suite comprising a low-level W.C, pedestal wash hand basin, a panelled bath with mains shower over, and a heated towel rail. The landing has loft access and a window above the stairwell provides additional light to the first-floor.

Outside, the front of the property is nicely set back behind a brick wall and mature Privet hedging. There is driveway parking and a small open-plan front garden, which is laid to lawn. A secure side gate leads to the private south-east facing garden which measures 65ft x 23ft. There is a large raised decking area adjacent to the rear of the house, well suited to alfresco dining in the warmer months. The remainder of the garden is principally lawned and bordered with a variety of established shrubs and trees. Finally there is a storage shed located at the foot of the garden.

Location

Green End Road is situated within easy access to the Science Park, Cambridge North railway station and the historic city centre, all accessible by foot or bicycle. There is a wide variety of local facilities in 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 - D

Fixtures and Fittings

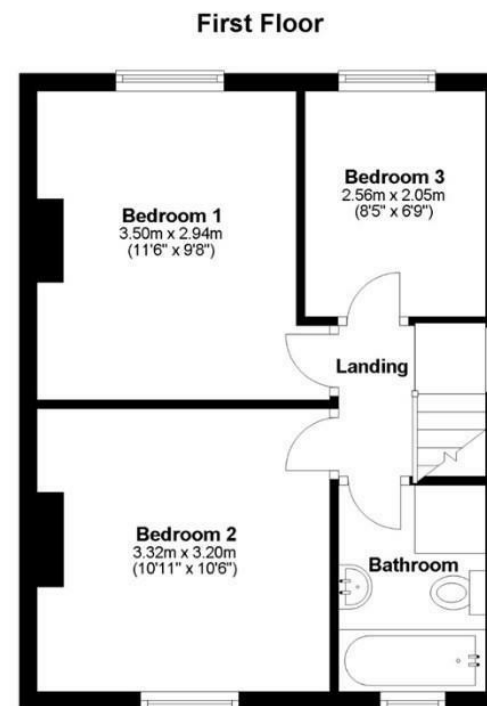
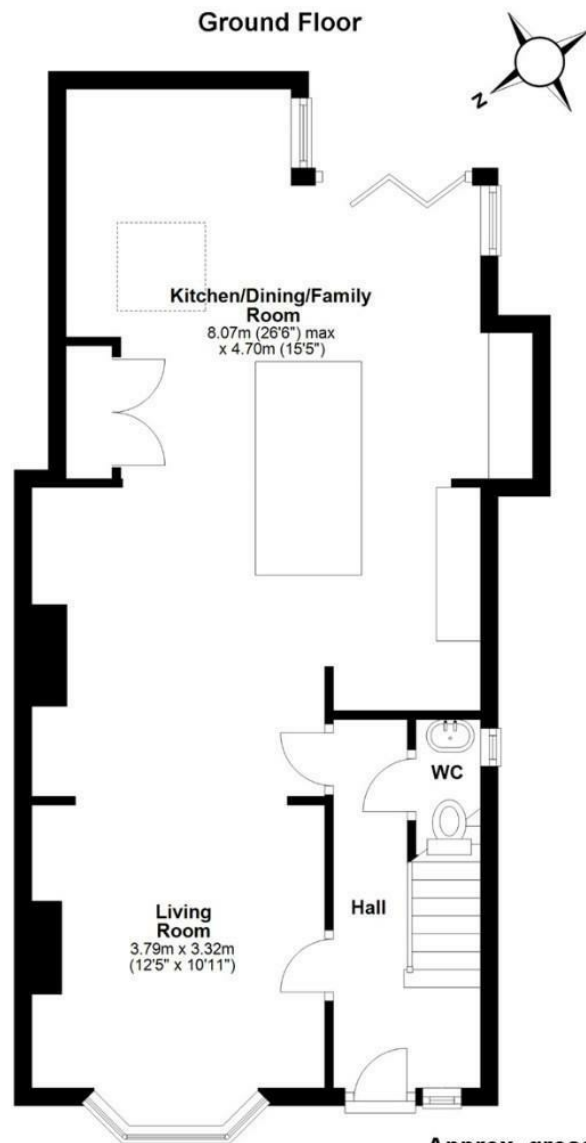
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 91 sqm (975 sqft)

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	

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.



