



552 Coldhams Lane, Cambridge, CB1 3JL  
Guide Price £650,000 Freehold



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**A MUCH-IMPROVED, BAY-FRONTED HOME WITH A LARGE DRIVEWAY, GARAGE, A PURPOSE-BUILT HOME OFFICE, AND A GENEROUS SOUTH-FACING GARDEN, ENJOYING A CONVENIENT POSITION JUST EAST OF THE CITY CENTRE.**

- 1100 sqft / 102 sqm
- Garage and driveway
- 485 sqm / 0.12 acre
- Gas-fired heating to radiators
- Insulated studio, split into two separate workspaces with power, heating, light and Cat6 broadband connection
- 1930s semi-detached house
- 3 bed, 2 recep, 1.5 bath
- Insulated to 2022 building regulations
- EPC – C / 74

This three-bedroom house is beautifully presented and has been subject to a complete overhaul over the past 6 years by its current owners. Additions to the property include new bathrooms, a refitted kitchen, utility room, and a noteworthy home office, which is located at the foot of the garden. It should also be noted that the property has been insulated to 2022 building regulations.

On the ground floor is a bay-fronted living room with a feature cast iron fireplace, contrasted by attractive tiling and a wooden surround. There is an adjoining family room with double doors opening onto an impressive kitchen/dining room that has two skylights and a French door opening onto a paved terrace. The kitchen itself has a breakfast bar and is finished with solid oak worktops. There is a comprehensive range of base and eye-level appliances and integrated appliances, all of which are included within the sale price. Completing the ground floor accommodation is a separate utility room with additional units and a refitted cloakroom W.C.

Upstairs are three bedrooms, two of which are comfortable doubles and the master bedroom includes built-in cupboards. The bathroom has been fitted with a modern white suite, complemented by attractive tiling and a heated towel rail. The landing provides access to a useful loft room, which is carpeted, has lighting, a Velux window and a pull-down ladder.

Outside, the front of the house is set back behind a mature hedgerow and shingled driveway. There is also a concrete hardstanding with vehicular and pedestrian access to a single garage. There is a sizeable south-facing rear garden which extends to approximately 123ft (37.5m). There is a paved terrace, well suited to alfresco dining. The remainder is laid to lawn and stocked with a variety of mature trees, shrubs, and established herbaceous borders. Of particular note is the properties' fully insulated studio, split into two separate workspaces with power, electric heating and lighting installed.

**Location**

Cherry Hinton is a thriving, sought-after suburb just south-east of the city. It is incredibly well served by an excellent range of shops, restaurants, takeaways public houses plus leisure and health facilities including the well-regarded David Lloyd Health and Tennis Club. There is also a major Tesco supermarket off Yarrow Road. Cherry Hinton is currently undergoing an £11 million development, which includes the restructuring of the commercial space on the High Street and Colville Road, producing more space for shops and parking. A new hub at the library is also in the plans with a new café and garden.

There are various primary schools, which feed into Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. There is also a designated cycle / pedestrian path called the Fulbourn Greenway, which links the village with the newly built Chisholm trail, taking cyclist and pedestrians safely into the Mill Road and mainline station area of Cambridge.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for east-west travel and onto the A11 and M11 to London.

Freehold

**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**

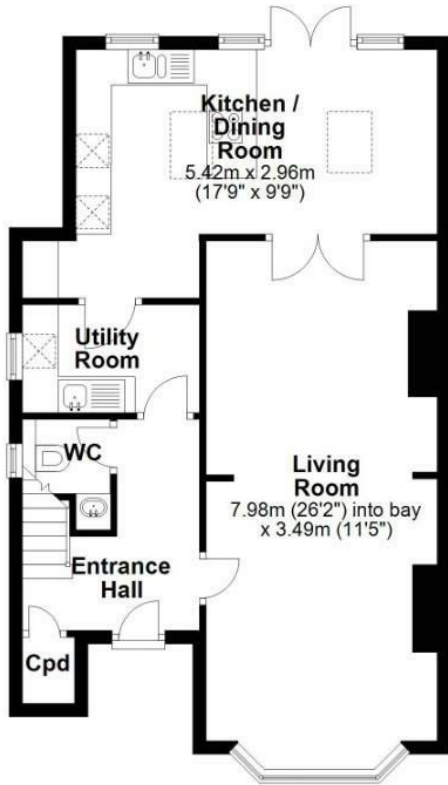
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





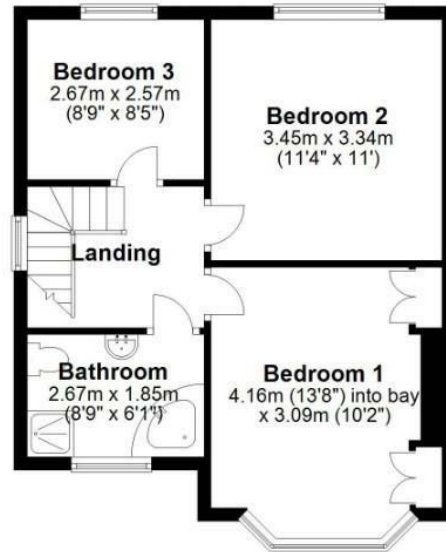
## Ground Floor

Approx. 59.9 sq. metres (644.2 sq. feet)



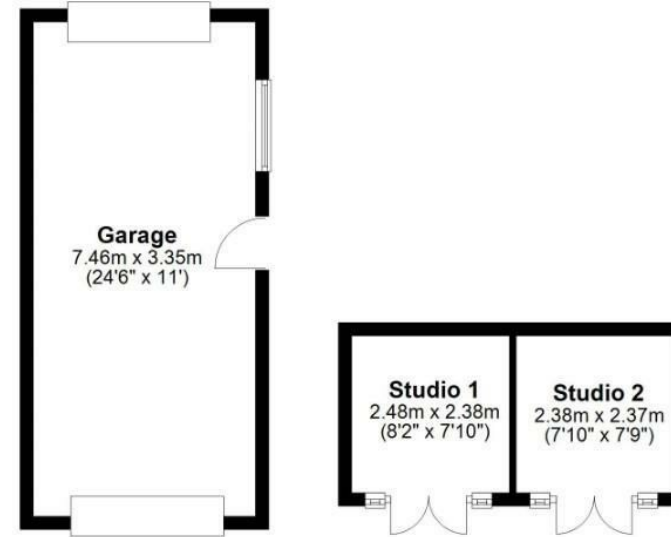
## First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



## Outbuilding

Plus garages, approx. 25.0 sq. metres (269.0 sq. feet)  
Plus studio, approx. 11.8 sq. metres (126.9 sq. feet)



Main area: Approx. 102.2 sq. metres (1100.4 sq. feet)

Plus garages, approx. 25.0 sq. metres (269.0 sq. feet)  
Plus studio, approx. 11.8 sq. metres (126.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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

Current: 74  
Potential: 85

EU Directive 2002/91/EC



