

42 Kendal Way, Cambridge, CB4 1LR

Guide Price £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SKILLFULLY EXTENDED AND VERY WELL-APPOINTED 3-4 BEDROOM, END-OF-TERRACE FAMILY HOME OCCUPYING A GENEROUS PLOT WITH A SOUTHWESTERLY GARDEN. POSITIONED IN A SOUGHT-AFTER LOCATION CLOSE TO CAMBRIDGE NORTH RAILWAY STATION AND THE SCIENCE PARK. NO ONWARD CHAIN.

- 3-4-bedroom, end-of-terrace house
- Open plan living space with stylish kitchen
- Playroom/study/bedroom 4
- Driveway for 3+ vehicles
- No onward chain
- 1000 sqft / 93 sqm
- Plot size - approx 0.07 acres
- Gas-fired heating to radiators
- Built in 1920s
- Ground floor shower room, WC, and first floor bathroom

This superb end-of-terrace house dates back to 1929 and has been extended and significantly improved in recent years. The property offers spacious and versatile accommodation including an extended, open-plan living space and a ground floor bedroom with an adjoining shower room. The property is located to the northeast of the city centre, a short distance from Cambridge North railway station, the Science Park and a range of amenities.

The ground floor accommodation includes an enclosed entrance hall, which leads to the excellent, open-plan living accommodation. There is a sitting room to the front with store cupboard, and a dining area to the rear, which has a vaulted ceiling with Velux windows and patio doors providing views of and access to the garden. The well-appointed kitchen features a range of units including an island with an induction hob, integrated double oven and a dishwasher. It leads through to a utility room and a cloakroom with a WC. To the other side of the entrance hall is a playroom/fourth bedroom, which benefits from a stylish adjoining shower room with a walk-in shower, wash basin and a WC.

On the first floor, the landing has a side window and a hatch with a pull-down ladder to the loft space. There are three bedrooms and a family bathroom, which is fitted with a three-piece suite including a wash basin, WC, and a P-shaped bath with a shower over.

Outside, there is gravel driveway to the front, which provides off-road parking for 3+ vehicles. The delightful rear garden is mature, fully enclosed and benefits from a southwesterly aspect. It is predominantly laid to lawn, with well-stocked borders, a side access gate, a timber shed and gravelled and decked areas providing pleasant entertaining spaces.

Location
Kendal Way is located just off Milton Road and is conveniently situated on the north side of the city, within walking distance of Cambridge North railway station, the Science Park and around 1.5 miles from the centre itself. There are a range of shops nearby, with secondary schooling at North Cambridge Academy. The river, Midsummer Common, city centre and many of the other facilities offered by the University can be approached on foot or by bicycle.

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
The Vendor advises that the dishwasher, washing machine (both 1 year old) and the refrigerator are included the sale. Unless specifically mentioned in these particulars, all other fixtures and fittings are expressly excluded from the sale of the freehold interest.

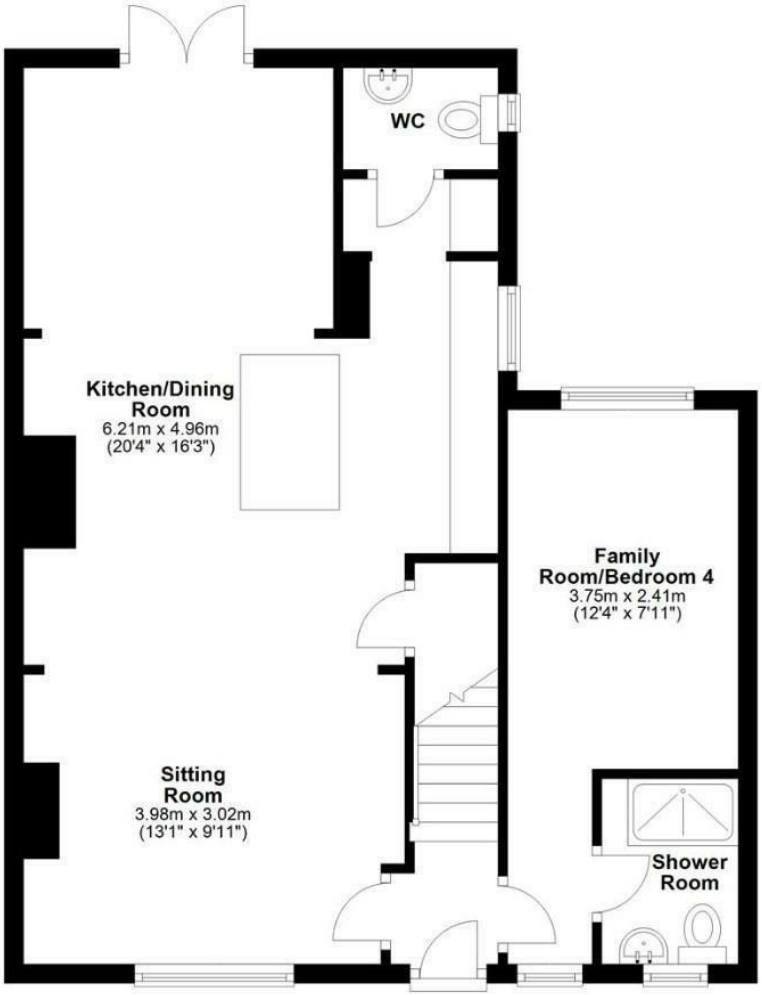
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



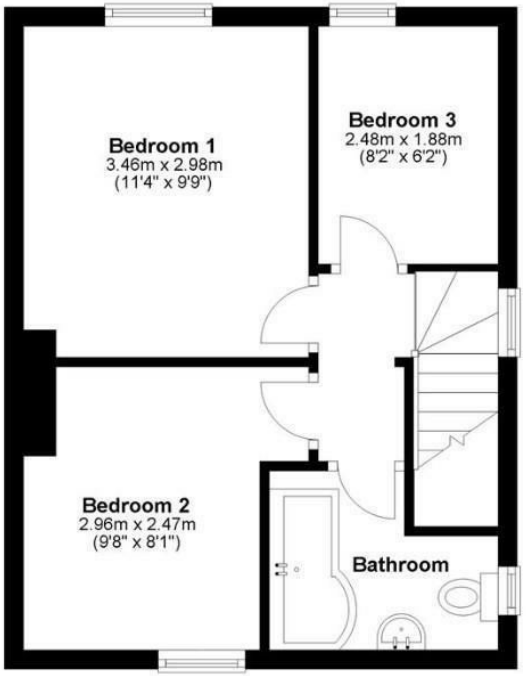



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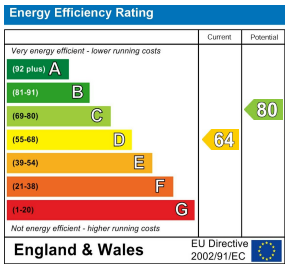
Ground Floor



First Floor



Approx. gross internal floor area 93 sqm (1000 sqft)



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.
















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