



8 The Westering, Cambridge
CB5 8SF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

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Guide Price £525,000

- Semi-detached home
- Three bedrooms
- Bay-fronted living room
- Modern fitted kitchen and open-plan dining area
- Downstairs WC
- Detached garage and secure bike storage
- Enclosed rear garden
- Near central location

The Property

Located in a sought-after residential area, this well-proportioned three-bedroom family home offers stylish and flexible accommodation arranged over two floors, ideal for modern family living.

The Accommodation

The ground floor features a welcoming entrance leading into a generous living room with a charming bay window, perfect for relaxing or entertaining. An adjoining dining area flows seamlessly into a modern kitchen, which benefits from ample worktop and storage space, as well as access to a fully enclosed, westerly facing garden. A convenient shower room, cloakroom/WC and a storage room further enhance the practicality of the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom, and a contemporary family bathroom complete with bath and overhead shower.

Outside

Externally, the home boasts a private rear garden, a detached garage, outbuilding and a separate bike storage unit, providing excellent storage and off-road parking options with a driveway to the front.

Located in a quiet, well-established residential area to the east of Cambridge city centre, The Westering offers a peaceful yet convenient setting. This desirable neighbourhood benefits from excellent access to local amenities, including nearby shops, schools, and green spaces such as Stourbridge Common and Coldham's Common. Cambridge's historic city centre, vibrant Mill Road, and the main train station are all within easy reach by bike, car, or public transport. The area is also well-connected to the A14 and other major routes, making it ideal for commuters.









TOTAL: 1090 sq. ft, 101 m2
EXCLUDED AREAS: GARAGE, BIKE STORAGE, SHED

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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