



Swallow Gardens, Cambridge, CB4 1FU

**CHEFFINS**



# Swallow Gardens

Chesterton, Cambridge,  
CB4 1FU

An excellent opportunity to acquire this established semi-detached residence, offering well-proportioned and high specification accommodation arranged over three-floors, benefitting from a low-maintenance rear garden and being situated within this select development, close to a wealth of local amenities as well as the River Cam and the city centre.

## LOCATION

Swallow Gardens is a prestigious development of seven houses situated in a prime position in Chesterton, close to Cambridge's historic centre. An ancient parish, Chesterton has evolved over the centuries to become a highly desirable place to live, offering a unique atmosphere and a close proximity to all that Cambridge has to offer. Despite the growth of the city, Chesterton has retained a traditional village feel thanks to its historic street layout (featuring several listed period properties) and excellent location bordering the banks of the picturesque River Cam. The development itself is perfectly situated for a short stroll to the beautiful green spaces of Stourbridge Common and beyond to central Cambridge. Nestled in Chesterton's High Street, Swallow Gardens provides easy access to various amenities, including a Post Office, independent shops, supermarkets, a chemist, dentist, and medical centre. Nearby, you'll find a range of dining options, from local inns to acclaimed fine-dining venues like the Michelin-starred Midsummer House and Restaurant22. As one of the world's most famous university cities, Cambridge also offers high-quality education for all ages, from preschool to postgraduate studies. With a mix of state and private primary and secondary schools, educational opportunities abound and are easily accessible.

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Guide Price £550,000





**PANELLED GLAZED ENTRANCE DOOR** leading through into:

**ENTRANCE HALLWAY**

with stairs rising to first floor accommodation, underfloor heating controls, panelled doors providing access into respective rooms.

**CLOAKROOM**

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled flooring, lighting, extractor fan.

**KITCHEN**

A well equipped and modern kitchen comprising a collection of wall and base mounted storage cupboards and drawers with wood effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring Bosch gas hob with stainless steel splashback and extractor hood above, integrated double oven and integrated and concealed fridge/freezer and dishwasher, integrated and concealed washer, cupboard housing wall mounted Vaillant gas fired boiler providing hot water and heating for the property, tiled effect flooring, inset LED downlighters, wall mounted underfloor heating control, triple glazed window to front aspect.

**OPEN PLAN SITTING/DINING ROOM**

with wall mounted underfloor heating control, lighting and full width set of bi-folding doors creating a large entry point of light into the room but also ease of access into the garden.

**ON THE FIRST FLOOR**

**LANDING**

with stairs rising to second floor accommodation, radiator, panelled door providing access into deep storage cupboard and also further panelled door providing access into

airing cupboard, triple glazed window to front aspect, panelled doors providing access into respective rooms.

**BEDROOM 2**

with radiator, triple glazed window to front aspect.

**BEDROOM 3**

with radiator, set of triple glazed windows overlooking garden.

**FAMILY BATHROOM**

which comprises of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath taps with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, timber upstand, shaver point, heated towel rail, inset LED downlighters, extractor fan, triple glazed window fitted with privacy glass out onto rear aspect.

**ON THE SECOND FLOOR**

**LANDING**

with triple glazed window to front aspect, panelled door leading through into:

**PRINCIPAL BEDROOM SUITE**

with set of panelled double doors providing access to fitted built-in wardrobe fitted with railings and shelving, radiator, skylight, triple glazed windows to front aspect, panelled door providing access into:

**EN-SUITE BATHROOM**

comprising of a three piece suite with combined shower and bath, wall mounted shower head, hot and cold mixer bath taps, glazed shower partition, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, timber upstand, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, triple glazed window fitted with privacy glass out onto rear aspect.

**OUTSIDE**

To the rear of the property is a private rear garden principally laid to lawn with a paved patio area led directly off the rear part of the property and providing a wonderful space to both relax and entertain, bedded area surrounding the lawned part of the garden and to the rear a brick wall with trellising providing cover and timber side gate leading to the shared side access which in turn provides access to the front of the property.

**AGENTS NOTES**

Tenure - Freehold  
Annual Service Charge - £200.00 per annum  
Council Tax Band - D, Cambridge City Council  
Property Type - Semi-Detached House  
Property Construction - Brick with Renolit Waterproofing Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 959 sq ft  
Parking - Allocated car parking space and visitor parking on private road.

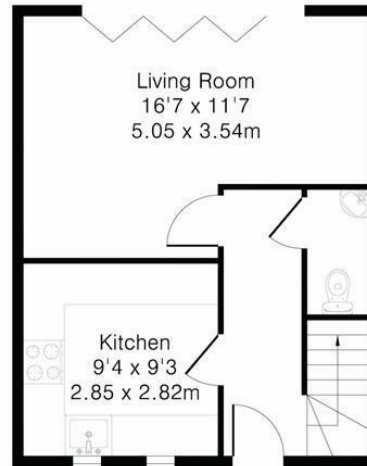
**UTILITIES/SERVICES**

Electric Supply - Mains supply  
Water Supply - Mains supply  
Sewerage - Mains supply  
Heating - Mains gas boiler and radiators  
Broadband - Fibre to the Property  
Mobile Signal/Coverage - OK Coverage

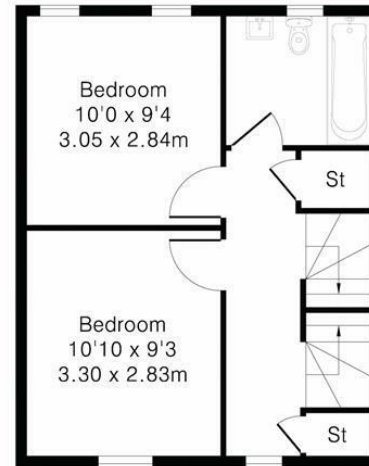




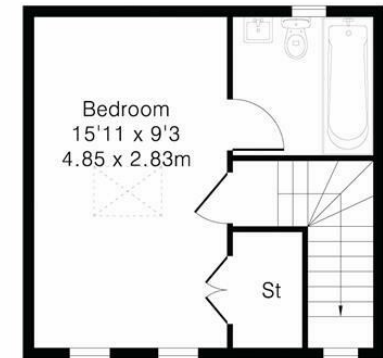
Approximate Gross Internal Area 959 sq ft – 90 sq m  
 Ground Floor Area 350 sq ft – 33 sq m  
 First Floor Area 350 sq ft – 33 sq m  
 Second Floor Area 259 sq ft – 24 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	94
(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	

Guide Price £550,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.