



Queen Ediths Way, Cambridge, CB1 9NH





# Queen Ediths Way

Cambridge,  
CB1 9NH

- Mid-Terraced Bay Fronted Family Home
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Original Parquet Flooring
- Offered With No Onward Chain
- Covered Off Street Parking

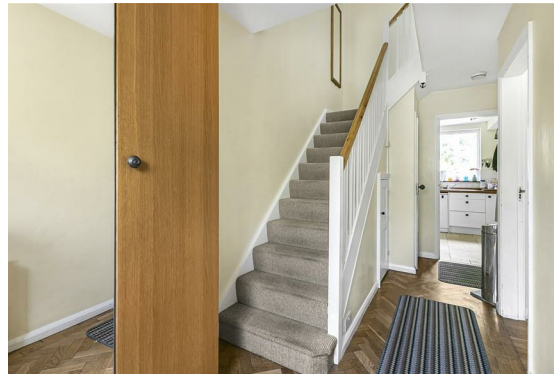
A bay-fronted residence which has been much improved and carefully designed to create a highly efficient as well as exceptionally private city home, with a secluded rear garden, off-road parking and occupying a highly convenient and prominent position on this highly sought after road, with an ease of access to a wealth of local amenities, Addenbrookes, ARM, Cambridge Station and other major commuter links.



**Guide Price £565,000**







## LOCATION

Queen Edith's Way in Cambridge is a highly desirable residential area, offering a perfect blend of benefits, accessibility, and convenience. Situated near Addenbrooke's Hospital and the Cambridge Biomedical Campus, it is ideal for healthcare professionals and researchers. The area boasts excellent public transport links, including regular bus services to the city centre and Cambridge railway station, ensuring easy commutes. Families benefit from proximity to top schools such as The Perse School and Queen Edith Primary School, as well as green spaces like Cherry Hinton Hall Park. Local amenities, including shops, cafes, and restaurants, enhance everyday convenience, while leisure facilities provide opportunities for fitness and social activities. The nearby Hills Road Sixth Form College and the University of Cambridge contribute to the vibrant, scholarly atmosphere. Queen Edith's Way offers the peace of suburban living with the advantages of urban accessibility, making it perfect for families, professionals, and anyone seeking a well-rounded lifestyle in Cambridge.

## PANELLED GLAZED ENTRANCE DOOR

fitted with privacy glass leading through into:

## ENTRANCE HALLWAY

with inset footwell, original parquet flooring, radiator, stairs rising to first floor accommodation with understairs storage cupboard, panelled door leading through into:

## 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 surround, extractor fan, double glazed window to side aspect,

## OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprising a collection of both wall and base mounted soft closing storage cupboards and drawers with timber work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, cooker with 4 ring gas hob, tiled splashback, extractor hood above, space for fridge/freezer and dishwasher, low level fridge/freezer, tiled flooring, inset LED downlighters, double glazed window overlooking garden with opening through into Dining Area with original parquet flooring, former open fireplace which could be returned to an open fireplace with built-in cupboards in the recess of the chimney breast with fitted shelving, space and plumbing for washer/dryer, full height radiator, LED downlighters, double glazed set of bi-folding doors not only creating a large entry point of light into the room but also an immediate access out onto the garden.

## LIVING ROOM

with continuation of original parquet flooring from the hallway, former fireplace with gas point which could be returned to original open fire, radiator, double glazed bay window to front aspect.

## ON THE FIRST FLOOR

## LANDING

with split-level staircase, loft access, panelled doors leading into respective rooms.

## BEDROOM 1

with fitted shelving in the recess of the chimney breast, radiator, double glazed bay window to front aspect.

## BEDROOM 2

with radiator, double glazed window overlooking garden.

## BEDROOM 3

with picture light above entrance door, painted exposed timber flooring, radiator, double glazed window to front aspect.

## FAMILY BATHROOM

comprising of a four piece suite with tiled bath with hot and cold mixer bath tap, shower cubicle with wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirrored cupboard with lighting feature, heated towel rail, tiled flooring, underfloor heating, inset LED downlighters, double glazed window overlooking gardens, panelled door providing access into:

## UTILITY/BOILER ROOM

housing wall mounted Vaillant gas fired boiler providing hot water and heating for the property as well as space for dryer, lighting.

## OUTSIDE

To the front the property is approached off Queen Ediths Way via a dropped tarmac kerb leading onto a part tarmac driveway onto a further paved driveway with parking for a single vehicle covered by trellising/pergola where there is a mature vine providing shade for a car as well as enhancing a level of privacy from the surrounding area. The remainder of the front

garden is mainly a bedded area full of mature shrubs and trees and further strategic planting to the front further enhances the sense of privacy and a small step up leads to the front entrance door with a slight storm porch covering the front entrance door.

To the rear of the property there is an expertly landscaped and designed garden principally laid to gravel with raised timber decking area led directly off the bi-folding doors of the kitchen/dining room enhancing the use for entertaining and enclosed via bedding area stocked full of mature bamboo with step leading down to a further gravelled area where there is a side access gate ideal storage for bins and bikes and a further step down via a timber sleeper leads to the main area of the garden which is laid to gravel providing a low maintenance but yet useable space and this is bordered by exceptionally well stocked bedding with a continuation of the gravelled area via a pathway leads to a further area with raised beds full of mature plants and fruit such as strawberries and a further area to the rear of the garden is where a timber storage shed is located. The garden has been cleverly designed to ensure a high degree of privacy and tranquillity is obtained by strategic planting and positioning ensuring that light is also enjoyed throughout the day.

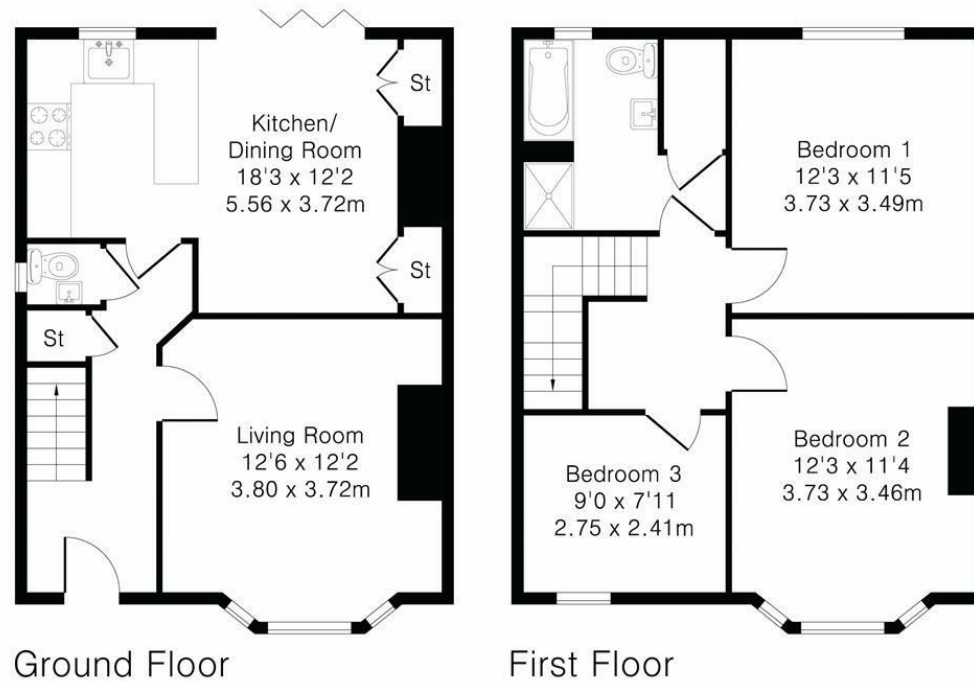








Approximate Gross Internal Area 970 sq ft – 90 sq m  
 Ground Floor Area 465 sq ft – 43 sq m  
 First Floor Area 505 sq ft – 47 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(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 £565,000

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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