

# COOKE CURTIS & CO



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40 High Street  
Trumpington  
Cambridge CB2 9LS

154 sqm / 1658 sqft	Garage / Carport
232 sqm / 0.05 acres	2015
Semi-detached townhouse	EPC - B / 89
5 beds, 1 recep, 3.5 bath	Council Tax Band - F

Hereward Road

A well presented semi-detached townhouse offering spacious accommodation over three floors, located on a corner plot close to the Country Park.



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community.

It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance.

There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.



Guide Price  
£725,000





Total area:  
Approx. 154 sqm  
(1,658 sqft)



The property is one of a pair built on the corner of Hereward and Charger Road enjoying dual aspects to many of the rooms flooding the home with natural light.

The property is entered under a storm porch whereupon you step into the entrance hall with stairs rising to the first floor has a cloakroom with a modern white two-piece suite. The open plan kitchen / dining room is fitted with a range of contrasting wall and base units with ample work surfaces and integrated appliances. A utility room located at the rear of the home provides an additional sink and units, with an integrated washer/dryer.

The living room has a box bay window to the front French doors and a further window offering access and views of the garden.

The first floor spacious landing leads to a family bathroom, two good sized double bedrooms and the master suite with a dressing room fitted with a range of wardrobes and an en-suite shower room with a modern white three-piece suite.

The second floor landing is fitted with a range of cupboards and leads to two bedrooms, a good sized double and a generous single currently used as a study. A shower room again with a modern white three-piece suite completes the accommodation.

Outside, the frontage runs to the front and side of the home as it enjoys a corner plot, with mature plants, shrubs and trees, with retaining railings. A block paved driveway provides access to the garage. The rear garden is fully enclosed and partially walled with a patio area, lawn and herbaceous borders. A mature wisteria provides a beautiful feature. There is also a large timber shed, lighting and a tap.

