



Bush & Co.



## 142 Malvern Road, Cherry Hinton, CB1 9LH

Guide Price £685,000 Freehold



Energy Rating Band C

142 Malvern Road, is a beautifully presented 4-bedroom family home finished to a very high standard with accommodation arranged over 2 floors measuring over 1700 SQFT. A modern garden studio with power and light connected allows flexibility for home working.

The ground floor is light and airy and provides beautifully finished, well-proportioned accommodation that comprises, entrance hallway with door to sitting room. The spacious living room is a comfortable area with large window to front aspect, stairs rising to the first floor, door to sitting room.

The stylish kitchen is modern in design, with a wide range of matching cabinets and soft closing drawers, integrated appliances including double oven, gas hob with extractor above, ample worksurfaces complimented with glass splash back. The kitchen opens up to a spectacular open plan dining room, that spans 25 feet length across the width of the home. This expansive space is the hub of the home, and perfect for entertaining. Bi folding doors allow access to the rear garden and patio, 3 over sized Velux windows allow for plentiful natural light. Off the dining room is a utility room, with space and plumbing for various appliances, a part glazed door gives access to the side of the home. The ground floor accommodation is finished with a shower room with WC, finished with floor to ceiling tiling.

On the first floor, there are 4 bedrooms accessed off central landing, three doubles and a comfortable single. The principal bedroom has built in wardrobes and has a large window to front aspect with views over the front garden. The family bathroom, has a bath with shower over, WC, hand wash basin, finished with modern contemporary tiling.

Outside, the property is set back from the road on a larger than average plot. There is off street parking for numerous vehicles, on a gravelled driveway, there is a lawned area to the front with shrub borders with mature planting, 2 wooden storage sheds. Double doors open to storage area ideal for secure bicycle store. A side gate gives access to the private rear garden, that backs on to Cherry Hinton Hall Park. There is a cubic, modern garden studio, with power and lighting connected, bi folding doors, this space allows for a multitude of uses and allows for home working, currently used as a gym by the present owners. The garden is predominately laid to lawn, there is a patio area, shrub borders, a stream at the bottom flows into Cherry Hinton Brook.

Malvern Road is located in an established part of Cherry Hinton, within walking distance to plentiful shops and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages nearby and transport links are well catered for with regular bus services and convenient access to the A14.



## Exceptional service in Cambridge and the surrounding villages

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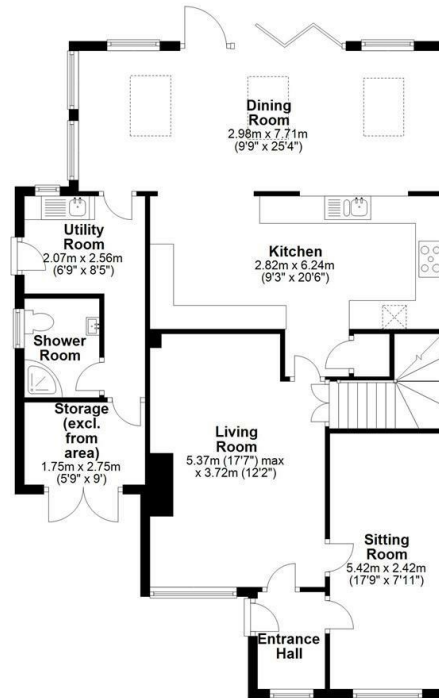
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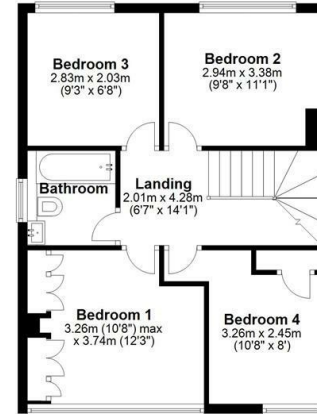
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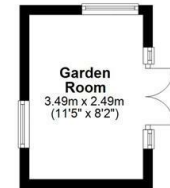
**Ground Floor**  
Approx. 100.4 sq. metres (1081.2 sq. feet)



**First Floor**  
Approx. 49.0 sq. metres (527.3 sq. feet)



**Outbuilding**  
Approx. 8.7 sq. metres (93.5 sq. feet)



Total area: approx. 158.1 sq. metres (1702.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanItUp

## Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
[www.bushandco.co.uk](http://www.bushandco.co.uk)

