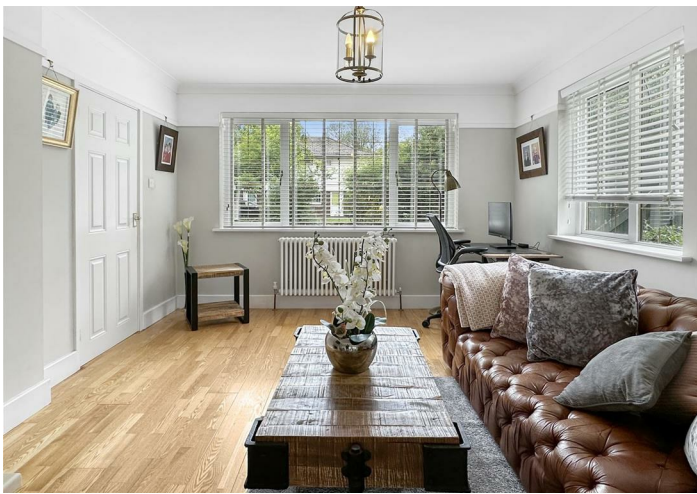




Bush & Co.



1 Greystoke Road, Cambridge, CB1 8DT

£750,000 Freehold



Greystoke Road is situated in a highly regarded residential location, opposite Cherry Hinton Hall Park, to the favoured south side of the city with popular schooling within close walking distance. Addenbrookes Hospital Biomedical Campus is just 1 mile away, the railway station is 2 miles and the city centre around 3 miles. There are local shops and convenience stores in the vicinity and larger supermarkets are within easy reach.

The property sits back from the road on a well screened corner plot with pleasant gardens and ample secure driveway parking. A comprehensive programme of modernisation has been carried out in recent years and there is a useful self contained one bedroom annexe with independent access.

The front door opens into a spacious reception hall with wooden floor, which flows throughout much of the home, and a utility cupboard housing the wall mounted gas fired boiler and plumbing for washing machine. There is a loft hatch with pull down ladder and further storage cupboards. The central hallway allows access to all rooms including the annexe.

The sitting room, located at the front, has dual aspect windows, a feature fireplace with electric fire and glazed panel double doors.

The main hub of the home is the superb kitchen/dining/family room at the back with large span dual aspect windows, doors and rooflight allowing an abundance of natural light. The modern fitted kitchen area comprises a contemporary range of wall and base units and stone work surfaces with inset sink, induction hob with extractor over, twin electric ovens and fridge/freezer.

The principal bedroom is at the back overlooking the garden with a large double wardrobe and there is a further generous double room at the front.

The stylish re-fitted four piece bathroom features a bath with mixer tap shower attachment, a separate corner shower cubicle, w.c with concealed cistern and wash hand basin. Walls and floor are both fully tiled and there is a chrome heated towel rail, air extractor fan and inset spotlights.

The self contained annexe offers independent living with private access in addition to access through the main home. There is a living room with entrance door and sliding patio doors to the garden. A kitchen area is located off the living room with a range of wall and base units, integrated electric oven and hob, plumbing for washing machine and stainless steel sink. The well proportioned bedroom has a window to side and an ensuite wet room with shower area, w.c and was hand basin.

Outside - The frontage is block paved and provides off street driveway parking for several vehicles.

The corner plot rear garden offers a high degree of privacy with lawned and paved areas, a large timber shed, outside lighting and tap and two access gates.

There is a single integral garage with power and lighting connected.

TENURE - Freehold

COUNCIL TAX - Main Home is Band D and Annexe is Band A

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge



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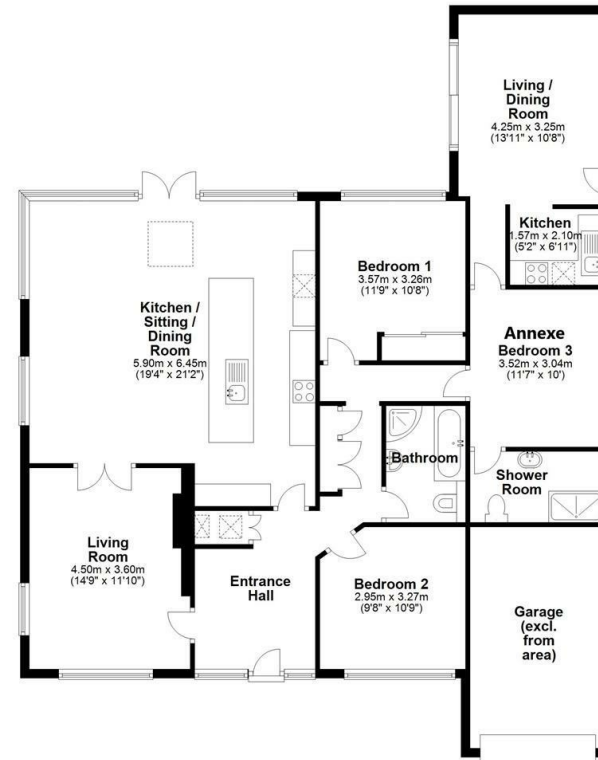
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Floor Plan
Approx. 153.0 sq. metres (1647.4 sq. feet)



Total area: approx. 153.0 sq. metres (1647.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D for the main home and band A for the annexe

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

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