



Bush & Co.



73 Greville Road, Cambridge, Cambridgeshire, CB1 3QJ

Guide Price £1,100,000 Freehold



Greville Road runs between Coleridge Road and Argyle Street in a popular location to the south of the city centre. The location allows convenient and easy access to local amenities and the favoured Romsey Town. Romsey Town has a unique atmosphere and offers many local facilities including a wide range of independent shops, cafes and services, a number of parks and good schooling for all ages. The Addenbrookes Hospital Biomedical Campus is just 1.5 miles away and at the bottom of Greville Road is a covered foot/cycle bridge which runs directly to the mainline railway station around 0.3 miles away.

This truly one of a kind house has been extended and improved to an exceptional standard with an attention to detail rarely seen. Accommodation, which is arranged over three floors, is bright and spacious throughout with underfloor heating courtesy of an air source heat pump in addition to solar PV panels. There are bespoke fitted shutters to most windows.

The reception hall provides an impressive entry to the home with Porcelanosa tiles which flow throughout the ground floor. Stairs rise to the first floor and there is a two piece cloakroom.

The comfortable living room sits at the front with a bay window, fireplace housing a flame effect gas fire (not connected) and alcove recess shelving.

The main hub of the home is the stunning kitchen/dining/family room which exudes space and light with beautiful picture window sliding doors looking out over the garden, rooflight and further window and door to the side. The exceptional kitchen features handleless wall and base units paired with quartz work surfaces and a breakfast bar. There is a full complement of integrated appliances including induction hob with extractor over, twin slide and hide ovens, fridge, freezer and dishwasher as well as inset sink with instant hot water tap. A useful laundry room allows for stackable washer and drier and contains the hot water cylinder.

The spacious first floor landing leads to all rooms and stairs rise to the second floor.

Bedroom two is a generous double room positioned at the back, quietly overlooking the garden.

Bedroom three is another double room at the front with recessed alcove storage.

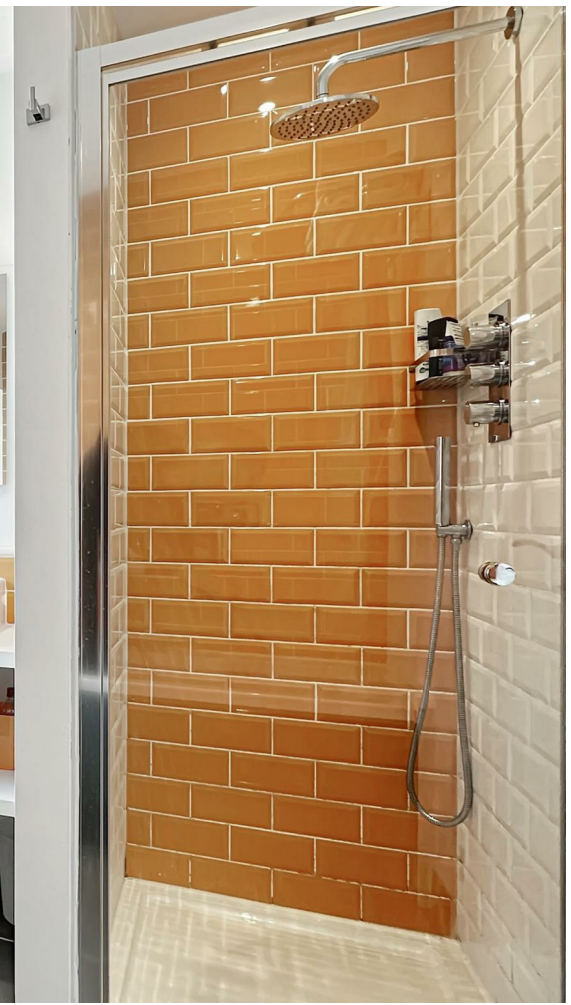
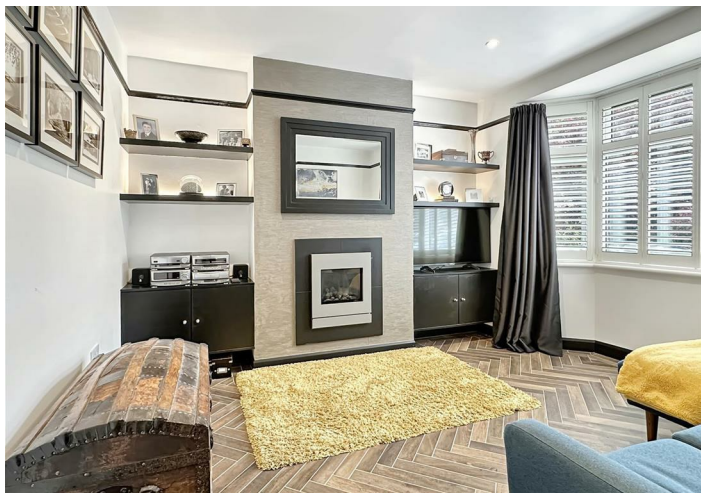
Bedroom four is a well proportioned single room at the front with two windows, which is currently used as an office.

The stylish four piece family bathroom includes a separate bath and shower cubicle, w.c and wash hand basin. There are two windows, part tiled walls and tiled flooring, an air extractor and smart mirror.

The entire second floor incorporates the impressive principal bedroom suite, offering a tranquil space to escape to. There are full width floor to ceiling windows overlooking the garden and a wall to wall bank of built in wardrobes and storage. The beautiful four piece ensuite offers a large shower cubicle, w.c and twin wash hand basins. There is polished porcelain tiling to the floor, a chrome heated towel rail, smart mirror and air extractor.

Outside - The beautifully landscaped rear garden has a large raised seating terrace leading from the house and finished with the same Porcelanosa tiles. There is an outside kitchen and barbecue with wine fridge. The lower tier includes raised planting beds which are beautifully kept and there is a water feature and firepit. The garden is well lit in addition to having multiple power points, a rear access gate and under cover storage.

Detached Studio - There is a well equipped and spacious annexe which offers a studio room with kitchenette and stylish three piece shower room, all with underfloor heating.



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Further Information

Tenure - Freehold

Council Tax - Band D

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

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

