



Bush & Co.



86 Mill End Road, Cherry Hinton, CB1 9JP

Guide Price £625,000 Freehold



Mill End Road is located within walking distance of the High Street in the desirable area of Cherry Hinton. Cherry Hinton has a thriving mix of independent and national retail shops, cafes and food outlets alongside larger supermarkets. The city centre is located around 2.5 miles away, the mainline railway station around 2.2 miles and the Addenbrookes Hospital Biomedical Campus around 1.7 miles. There are major employers including ARM in the local area and highly regarded schooling for all ages.

The property is a semi-detached house which has been significantly extended and improved in recent years. The flexible and expansive accommodation has been designed to allow for an independent self contained annexe to the side, if required, with its own access, kitchen, shower room and living/bedroom. The property further benefits from solar PV panels with battery storage in addition to double glazed windows and doors and a gas fired radiator central heating system.

The welcoming entrance hall has a tiled floor, coat cupboard and stairs to the first floor. There is a two piece cloakroom and separate shower room. The front sitting room is a comfortable space with a large window and wood effect laminate flooring. Glazed panel double doors take you into the hub of the home which offers stylish open plan living with defined spaces for kitchen, dining and sitting. There is an abundance of natural light with bi-fold doors and rooflights. The well equipped kitchen features a range of wall and base units with integrated appliances including electric oven and induction hob with extractor over, dishwasher and ceramic sink.

The side extension currently has access from the main kitchen as well as its own entrance hall/store room which allows room for bicycles and tools etc alongside the Megaflo hot water tank and solar storage battery. The second kitchen/utility room offers a range of wall and base units with integrated electric oven and induction hob with extractor over, fridge and plumbing for both washing machine and dishwasher. There is a large bedroom suite with bi-fold doors to the garden and a fully tiled ensuite wet room.

The first floor landing has a window, loft hatch and linen cupboard. There are four bedrooms on this level with the principal room being a large double room to the front with wall to wall fitted wardrobes and drawer storage in addition to a further built in cupboard. Bedroom two is another generous double room situated quietly at the back. Bedrooms three and four are well proportioned single rooms and there is a well appointed three piece family bathroom with shower over the bath, a chrome heated towel rail and fully tiled walls.

Outside - The block pavior frontage allows off street driveway parking for two cars with outside lighting, tap and power. An EV charging point could easily be installed.

The beautifully landscaped low maintenance rear garden exudes tranquillity by way of natural materials and clever planting.



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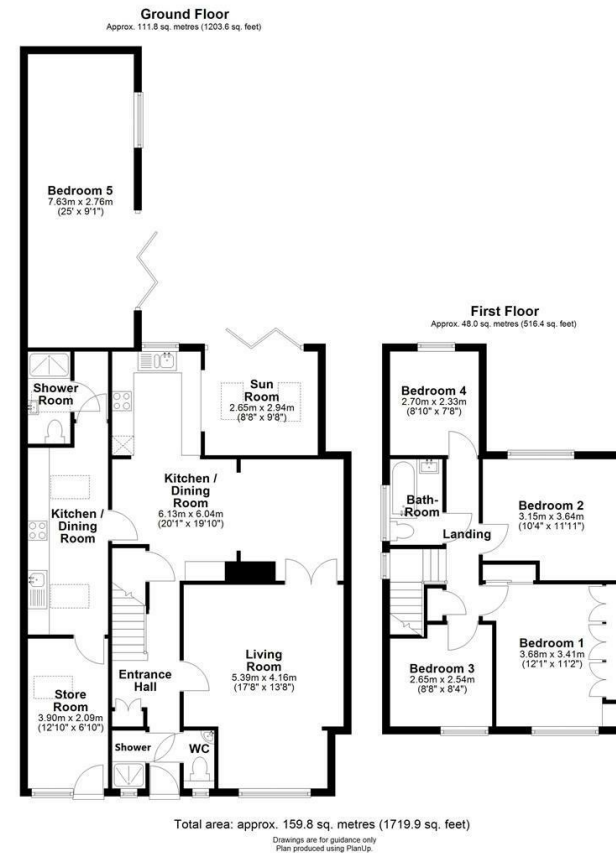
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Further Information

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

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