



Stanley Avenue, Cambridge  
**£535,000** Freehold

**Sharman  
Quinney**



# Key Features



- 5-bedroom townhouse
- Ideal family home or investment property
- 2 en suite shower rooms
- Family bathroom
- Open-plan living space

This modern townhouse has been remodelled and improved to offer stylish and practical accommodation which would either suit families or investment buyers.

The entrance hall has access to a WC along with stairs to the first floor and leads to the open-plan, L-shaped main living space with stylish, well-appointed kitchen.

On the first floor there are two double bedrooms, both of which benefit from en suite shower rooms. The second floor includes a 3-pc family bathroom and 3 further bedrooms, one of which is currently used as an office.

Outside, there is an enclosed low-maintenance rear garden with timber shed. A garage block



immediately to the rear of the property includes an allocated garage with parking available in front.

Living area: 2.90m x 2.66m (9'2" x 8'9")

Kitchen: 4.67m x 2.47m (15'4" x 8'1")

Bedroom 1: 3.62m x 3.59m (11'11" x 11'9")

Bedroom 2: 3.36m (to wardrobe) x 2.62m (11' x 8'7")

Bedroom 3: 4m x 2.6m (13'2" x 8'6")

Bedroom 4: 3.74m x 2.6m (12'3" x 8'6")

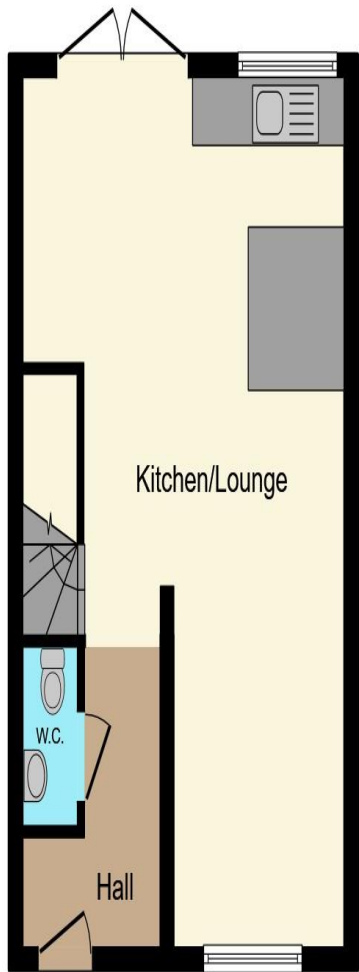
Office/bedroom 5: 2.04m x 2.03m This room has restricted head height.

Bathroom: 2.25m x 2.01m (7'5" x 6'7")

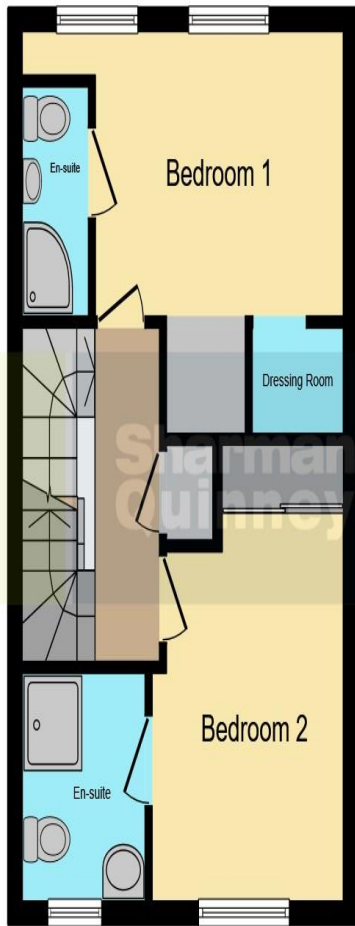
Stanley Avenue is located in Orchard Park, which is a short distance to the north of the city centre, within easy reach of Cambridge Science Parks and Cambridge North railway station.



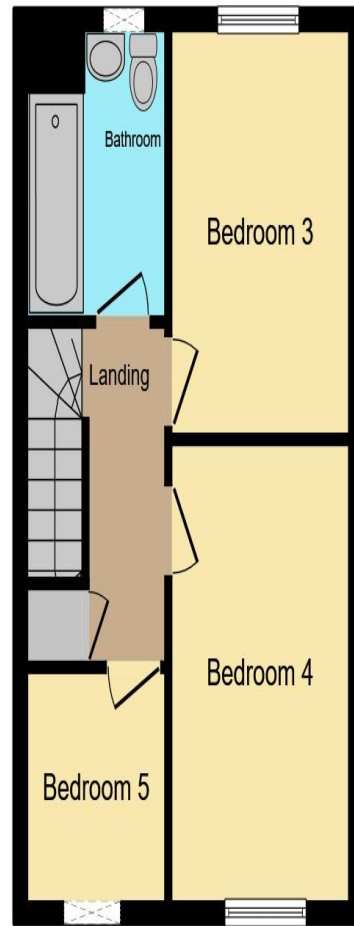




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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