



Lone Tree Avenue | Impington | Cambridge | CB24 9PG

£2,500 Per Month



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A FOUR BEDROOM DETACHED HOUSE on the outskirts of Cambridge, within a few minutes of the A14. The property offers generous accommodation that includes two en-suite shower rooms, large family bathroom, and galleried landing with central staircase. On the ground floor there is a study, cloakroom, two reception rooms, utility room and large kitchen with appliances. There is also a large integral double garage with electric door. The property is available unfurnished NOW. This is a non-smoking property and the landlord does not allow pets.

- Four Bedrooms
- Part Furnished
- Council Tax Band: F
- Detached House
- Available NOW
- EPC Rating: D

Front

Tegular block paved driveway with parking for multiple cars. Electric door to garage. Timber gate to side. External door to entrance hall.

Entrance Hall

External glazed door to front. Two built-in storage cupboards. Stairs to first floor. Internal doors to living room, dining room, kitchen, study, WC and garage. Two radiators to walls.





Living Room

17'04" x 12'06" (5.28m x 3.81m)

UPVC double glazed windows and doors to garden, window to side aspect. Two radiators to walls. Gas feature fireplace. Internal door to entrance hall.

Dining Room

13'06" x 9'01" (4.11m x 2.77m)

UPVC double glazed French doors to garden, internal doors to entrance hall and kitchen.

Kitchen

17'03" x 9'11" (5.26m x 3.02m)

UPVC double glazed French doors to garden, two radiators to walls. Internal doors to dining room, entrance hall and utility room. Variety of wooden wall and base units with stone worktops and butler sink. Freestanding electric cooker with cooker hood above. Integral fridge and dishwasher.

Utility Room

6'05" x 9'11" (1.96m x 3.02m)

UPVC double glazed window and door to garden, radiator to walls. Internal door to kitchen. Variety of wooden wall and base units with stone worktops and inset sink. Freestanding washing machine, tumble dryer and microwave. Gas boiler to wall. Water softener.

Study

8'01" x 9'10" (2.46m x 3.00m)

UPVC double glazed window to front, radiator to wall. Internal door to entrance hall.

WC

5'09" x 3'02" (1.75m x 0.97m)

UPVC double glazed window to side aspect, internal door to entrance hall, radiator to wall. White pedestal sink and WC.

Garage

21'03" x 15'05" (6.48m x 4.70m)

Electric garage door to driveway. UPVC double glazed door to side. Internal door to entrance hall. Freestanding fridge freezer. Various cupboards and shelving.

Landing

UPVC double glazed window to side. Stairs to ground floor. Loft hatch. Internal doors to bedrooms and family bathroom. Radiator to wall.



Bedroom One

11'07" x 16'06" (3.53m x 5.03m)

Two UPVC double glazed windows to front aspect, radiator to wall. Internal doors to landing and ensuite.

Ensuite

6'10" x 7'00" (2.08m x 2.13m)

UPVC double glazed window to side aspect, chrome heated towel rail to wall. Internal door to bedroom. Walk-in shower with glass screen. White WC and sink to wall.

Bedroom Two

13'10" x 12'09" (4.22m x 3.89m)

UPVC double glazed windows to rear aspect, radiator to wall. Internal doors to landing and ensuite.

Ensuite

6'06" x 7'01" (1.98m x 2.16m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to bedroom. Shower cubicle with thermostatic shower. White WC and pedestal sink.

Bedroom Three

10'05" x 11'09" (3.18m x 3.58m)

UPVC double glazed window to rear, radiator to wall. Internal door to landing.

Bedroom Four

13'04" x 8'01" (4.06m x 2.46m)

UPVC double glazed window to front, radiator to wall. Internal door to landing.

Bathroom

13'03" x 6'11" (4.04m x 2.11m)

UPVC double glazed window to front aspect. Freestanding roll-top bath, white WC and vanity sink. Radiator to wall. Built-in airing cupboard. Internal door to landing.

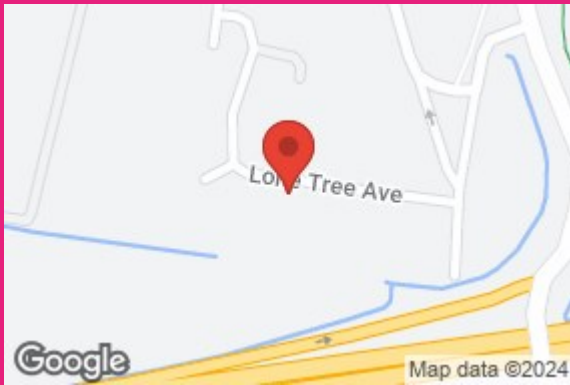
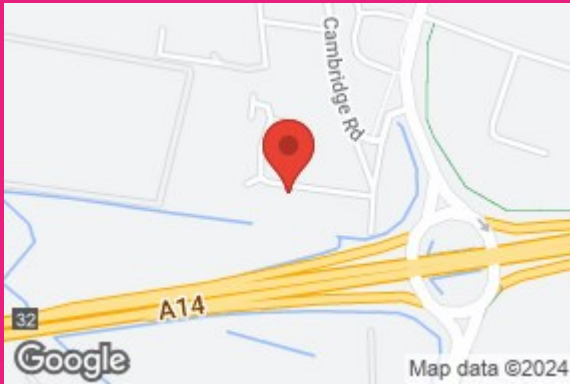
Garden

Block paved patio with garden mostly laid to lawn. Exterior plug socket. Brick-built garden shed with double glazed doors. Access to front of property via side gate.

Agents Notes

Property is let as seen and furniture must remain.








Floor 0

Floor 1



Approximate total area⁽¹⁾
2106.94 ft²
195.74 m²

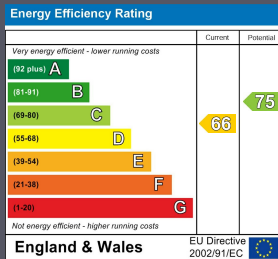
Reduced headroom
16.23 ft²
1.51 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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