



72A Stretten Avenue  
Cambridge, CB4 3EP

**Guide price £580,000**





## 72A Stretten Avenue Cambridge, CB4 3EP

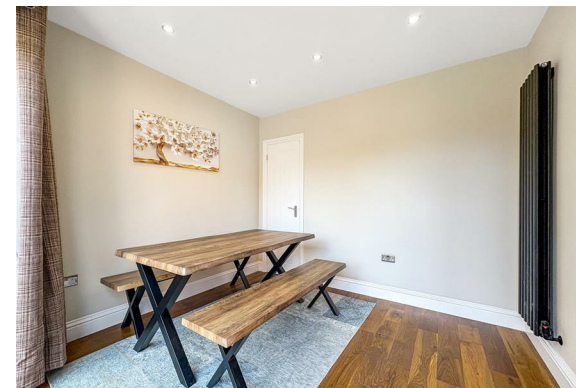
- Brand new detached house
- 3 bed, 2 bath, 2 recep
- 1271 sqft / 118 sqm
- 10 Year builders warranty
- EPC - TBC
- No chain

A well appointed home of 1271 sqft / 118 sqm with driveway parking, PV solar panels and a south-facing garden, situated in a popular neighbourhood and finished to a high specification.

This brand new detached house has been thoughtfully designed with modern living in mind and is situated just a mile north of the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The entrance hall is finished with attractive tiling, has stairs to the first floor and access to a cloakroom W.C. The kitchen has been fitted with a modern range of base and wall mounted units; integrated appliances include a dishwasher, oven and 4-ring gas hob with extractor over. In addition, there is a freestanding fridge/freezer, washing machine and tumble dryer included. There is a generous sitting room, and a further reception room to the rear with bi-folding doors opening onto the garden.

Upstairs the accommodation is arranged over 2 floors, the first







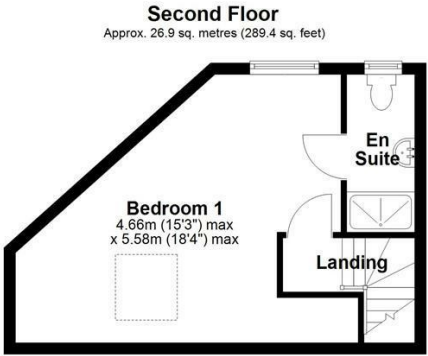
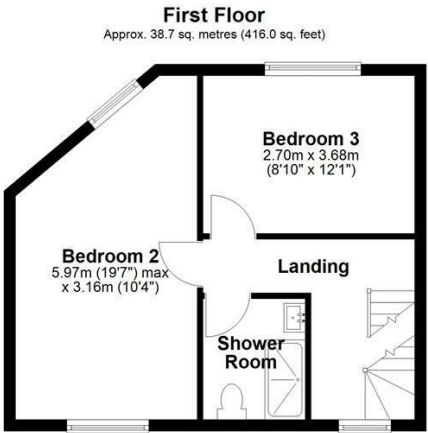
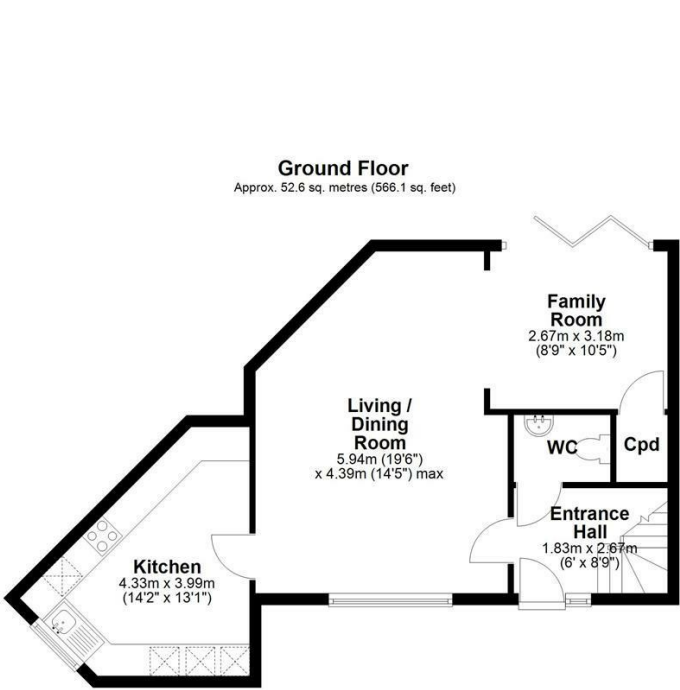
housing 2 double bedrooms. The shower room is complemented by stylish tiling, inset spotlights and a heated towel rail. The principal bedroom is on the second floor, benefits from a dual aspect, built-in bedframe and cupboards, coupled with an en suite shower room.

The front of the property is set back behind a shallow garden with a low brick wall and there is driveway parking. The rear garden has a paved terrace, well suited to alfresco dining. The remainder is laid to lawn and enclosed by fencing. A side gate provides a shared pedestrian access back to the avenue.

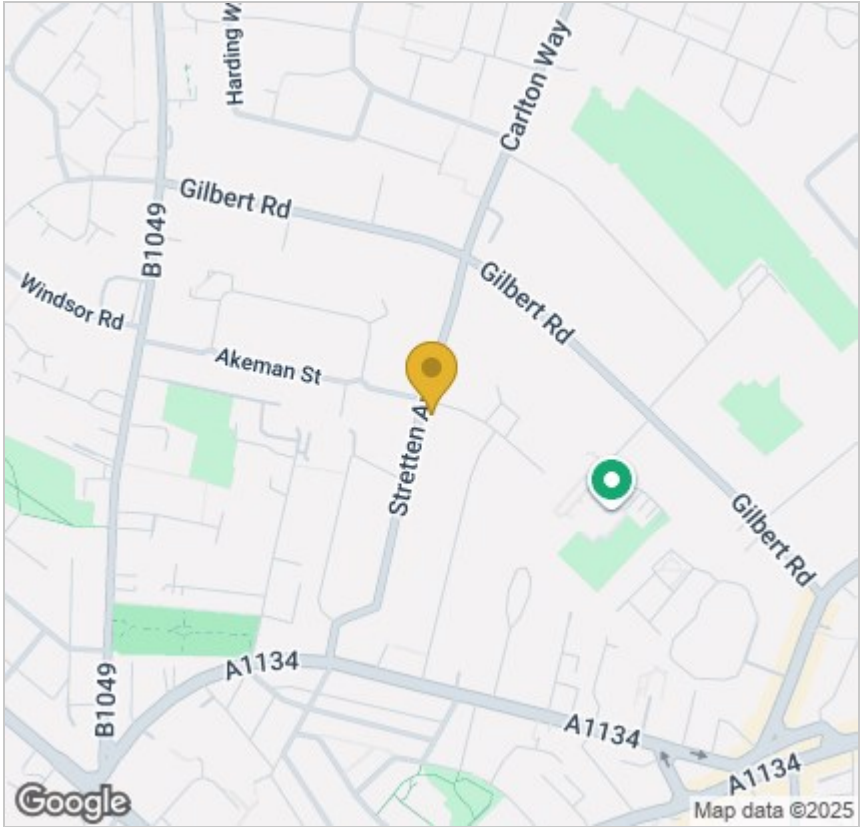
Stretten Avenue, which runs between Victoria Road and Gilbert Road, forms part of a popular and established residential area, within walking and cycling distance of the city centre. Primary schooling is available at St Luke's Primary School and with secondary schooling at the Ofsted rated 'Outstanding' Chesterton Community College, which also provides a swimming pool and sporting fa



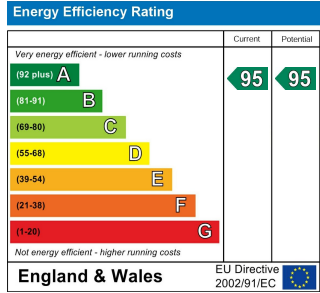




Total area: approx. 118.1 sq. metres (1271.4 sq. feet)



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band:

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**Cambridge Victoria**  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

**Cambridge South**  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

**Waterbeach**  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com