



148 Perne Road
Cambridge, CB1 3NX

Guide price £750,000

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- 1578 sqft / 146 sqm (plus studio)
- No onward chain
- 4 bed, 3.5 bath, 3 recep
- Generous garden
- Driveway parking
- EPC - C / 71

A spacious & practical family home of 1578 sq ft, plus a versatile garden studio equipped with a shower room & a generous rear garden, available with no onward chain.

This extended 1930's residence has served as a family home for almost 30 years & enjoys a prominent & most convenient location, 1.6 miles from ARM, Addenbrooke's & other employers on the Cambridge Biomedical Campus including Astra Zeneca, Royal Papworth & University buildings. It is just over a mile from Cambridge Station.

The accommodation comprises 3 reception rooms including a generous dual aspect living room & a bay-fronted sitting room with attractive stained glass & a wood burning stove. The kitchen has a central island & a modern range of units, is finished with Quartz worktops & includes various integrated appliances. Double doors from the adjoining dining area open onto the garden. Just off from the entrance hall is a useful boot room, & there is also a cloakroom W.C.

Upstairs are 4 bedrooms, 3 of which are comfortable doubles & bed 2 including an en suite shower room. The main bathroom has a separate shower & a Japanese bath.

The garden studio has a workroom & shower, is well suited for short-stay



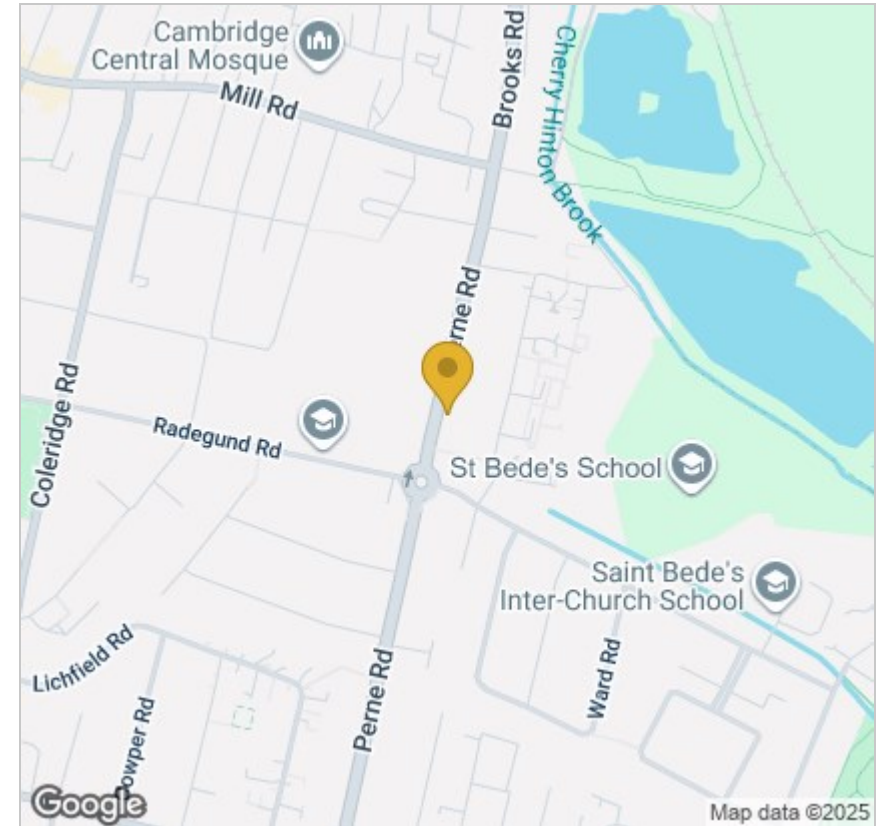
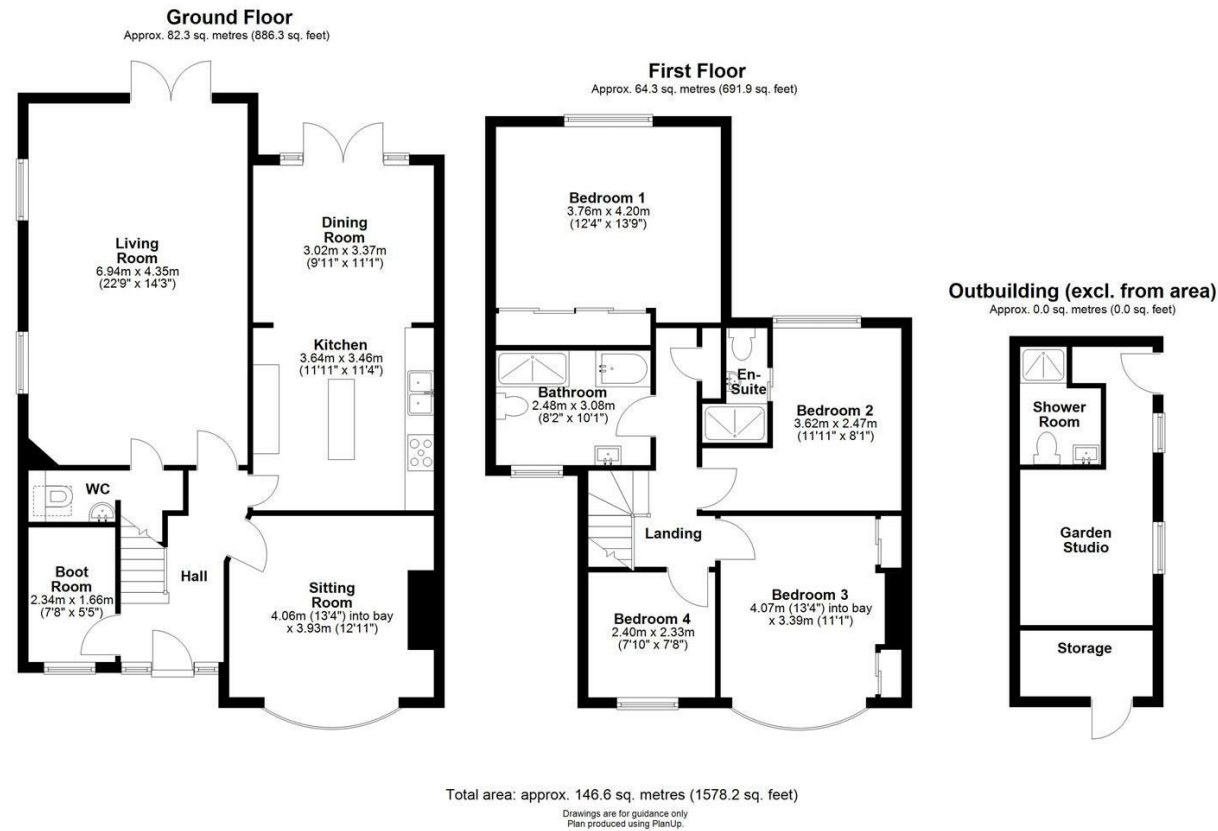


guests or an au pair. Outside there is driveway parking & a bike store. The generous rear garden is mainly lawned & there is a paved sheltered area, as well as a summerhouse at the foot of the garden.

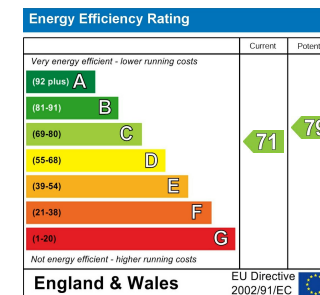
Perne Road is conveniently placed for access to a wide range of facilities, Addenbrooke's and the City Centre. Coldham's Common, Coleridge rec & Cherry Hinton Hall Park offer extensive parkland & play areas. There are also amenities nearby including a Co-op store, petrol station, chemist, newsagents & Balzano's deli.

Schooling includes St Bede's Inter-Church School (Ofsted Excellent), Coleridge Community College & Netherhall incorporating the Oaks sixth form (All Good). Hills Road & Long Road Sixth forms are 1.2/1.6 miles away. Ridgefield Primary School also has Good Ofsted ratings.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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