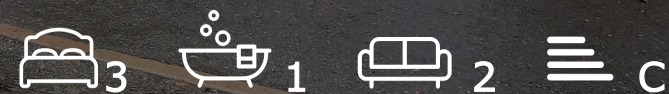




12 Crowthorne Close
Cambridge, CB1 9LZ

Offers over £600,000



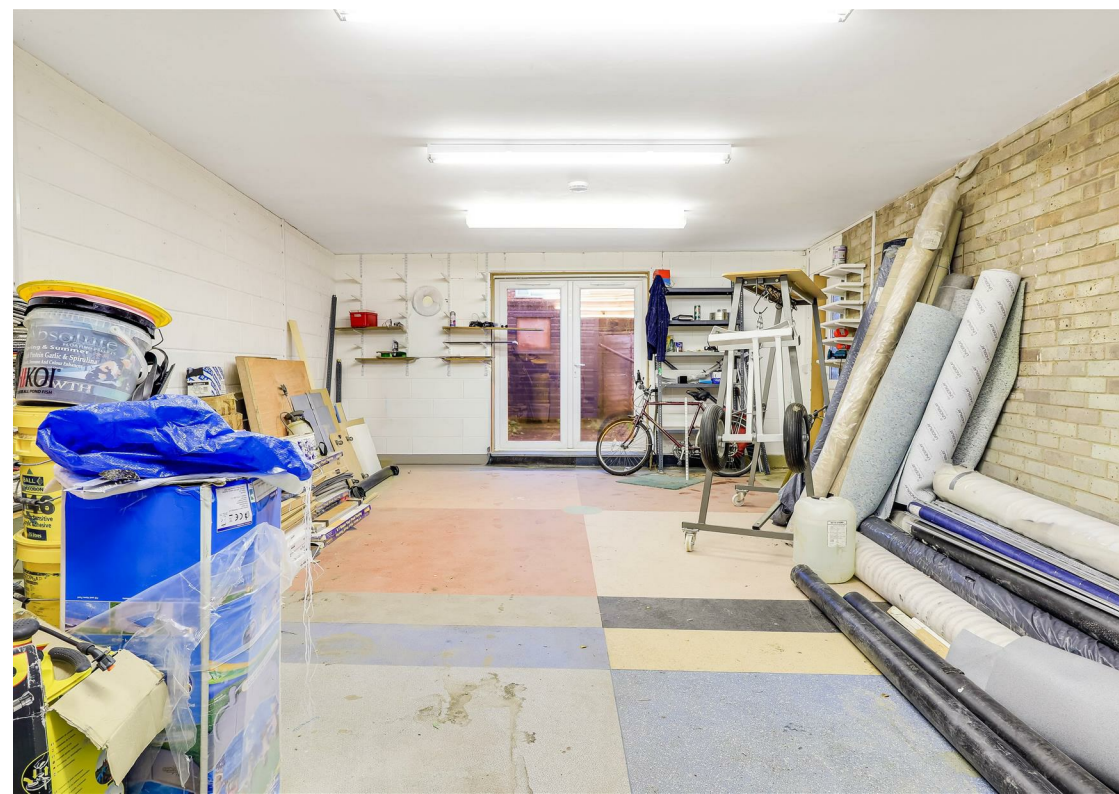
12 Crowthorne Close Cambridge, CB1 9LZ

- Generous corner plot
- 2 garages & a large driveway
- No onward chain
- Potential to extend (STPP)
- Cul-de-sac position
- 3 bed, 2 recep, 1.5 bath

A rare opportunity to acquire a detached residence with 2 separate garages, offering scope to develop, subject to the necessary consents. The house is no chain & enjoys a cul-de-sac position in CB1.

This detached house has been well maintained by our owner for over 22 years. Various benefits include a private garden, a refitted kitchen & 2 garages equipped with Hormann electric roller doors.

The accommodation briefly comprises an entrance porch with door to an inner hall providing space for coats, footwear & stairs leading to the first floor. The living room is finished with attractive Karndean flooring which continues through to a bright open-plan kitchen/dining room with bi-folding door to the private rear garden. The kitchen has a breakfast bar peninsula & is fitted with a modern range of base and eye-level units; integrated appliances include a microwave, oven & electric hob with extractor over. A door from the kitchen leads to the first of the adjoining garages which has a utility area with additional units, door to the rear garden & access to a refitted cloakroom W.C. The 2nd garage is particularly sizeable, has been fully insulated & has double glazed doors to the rear garden. The garage has soil pipes and foundations in place to convert/extend to a self-contained





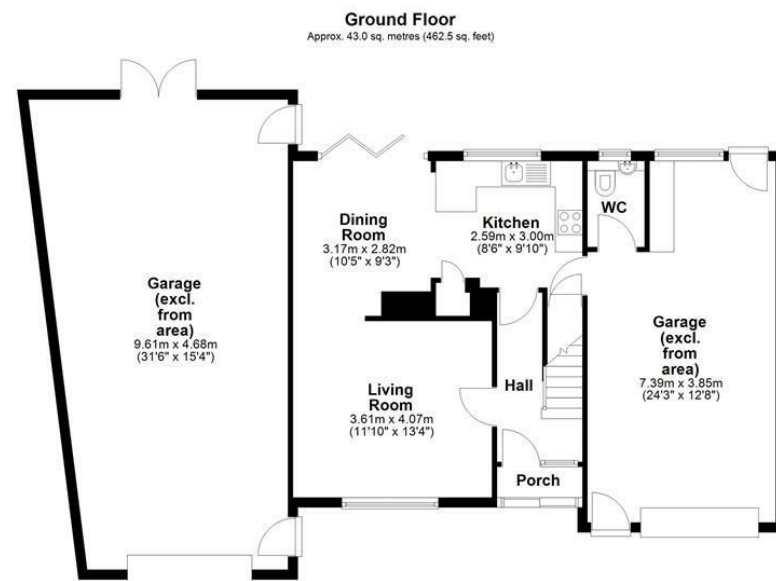
annexe or additional dwelling, subject to planning.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles & bedroom 3 serving as a study. The bathroom includes a separate bath & shower.

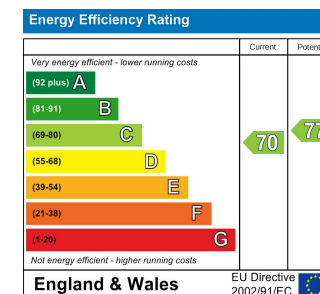
At the front of the property there is a well-maintained open-plan lawned garden with a boundary wall & ample driveway parking. Both garages have electric roller doors. The rear garden is due south-east, has a patio, greenhouse, 2 storage sheds & an ornate pond.

Cherry Hinton is a thriving, sought-after south city suburb, incredibly well served by High Street with a variety of shops, pubs & eateries, plus leisure & health facilities. There is a major Tesco supermarket nearby & schooling for all ages.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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.

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