



167a Queen Ediths Way
Cambridge, CB1 8NJ

Offers over £600,000



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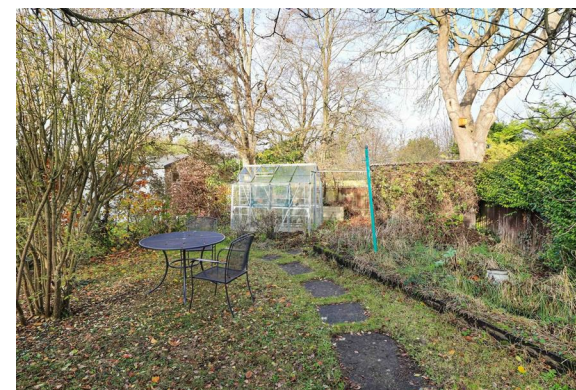
- 1115 sqft / 103 sqm
- 3 bed, 1.5 bath, 2 recep
- 1950's
- No onward chain
- Generous rear garden
- Driveway & garage

A spacious 1950s home with a tranquil garden & garage to the rear. The property is equidistant from Arm & Addenbrooke's, a stone's throw from the Netherhall school & for sale with no chain

This home has well-proportioned accommodation throughout & enjoys a delightful garden, currently being managed for plant & wildlife sustainability. The house also has the advantage of external insulation, fitted to the house in 2016. An entrance porch opens to the main hall which has stairs to the first floor, built-in storage & access to a cloakroom W.C. The living room benefits from southerly aspects, a bay-window & an original fireplace. The dining room houses an electric off-peak boiler & has double doors opening onto a patio at the rear. Completing the ground floor accommodation is a kitchen, fitted with a matching range of units & including a number of integrated appliances.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles. The main bathroom includes a separate shower & bath. The landing provides access to a boarded loft with a pull-down ladder, as well as an airing cupboard which houses the hot water cylinder.

To the front of the property is a well tended lawn with established shrubs & hedging.





A driveway provides off-road parking with timber gates leading to a detached garage. The rear garden is an excellent feature of the property, offering a large paved terrace with steps leading down to a wild garden, stocked with a variety of plants & trees. The garden also has 2 storage sheds, a wildlife pond & a greenhouse.

Queen Ediths Way enjoys a convenient position, close to Addenbrooke's & Arm. The Station & City Centre are accessible via direct bus.

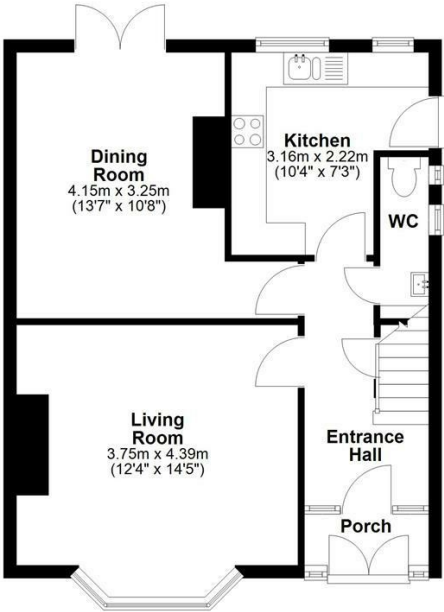
Local shopping is available in Cherry Hinton & Wulfstan Way. The Gog Magog Hills, Wandlebury & the Roman Road are within 2 miles as is the Gog Magog Golf Course.

Nursery & Primary schooling are available at Queen Edith & Emma schools with secondary & 6th form provision at The Netherhall school & Oakes college.



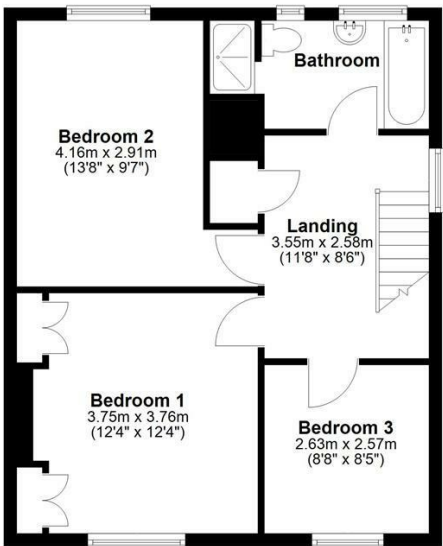
Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



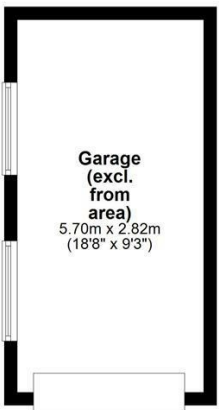
First Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



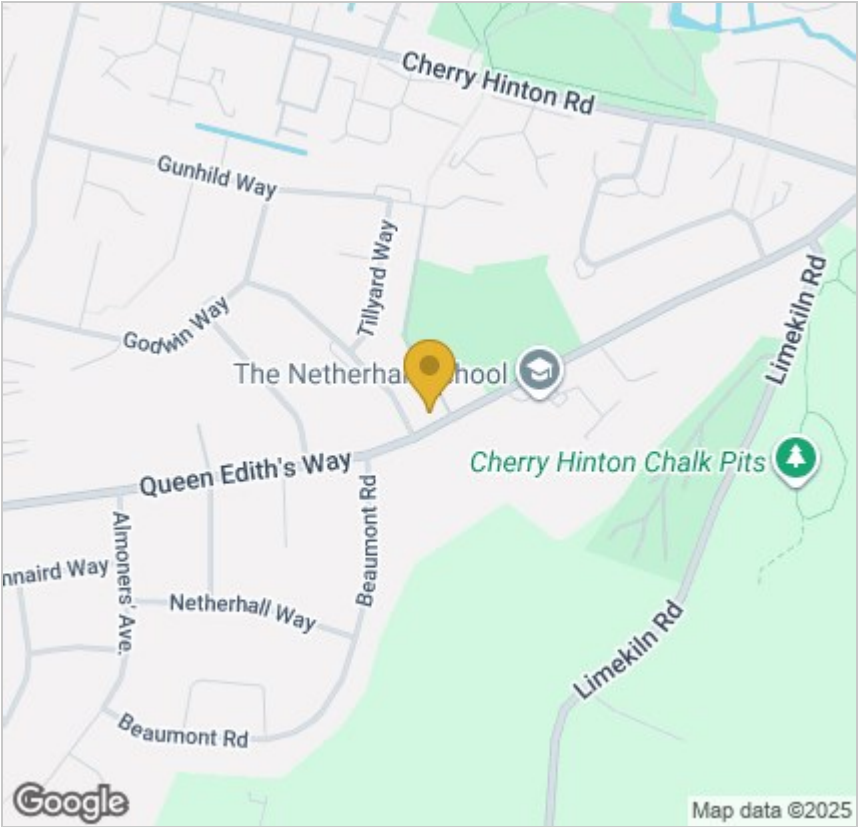
Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

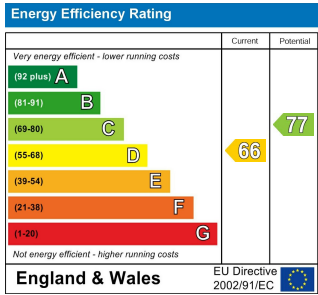


Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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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