

GRAY
TOYNBEE



24A High Street, Teversham
Teversham, Cambridge, CB1 9AS

Guide price £895,000

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**24A High Street,
Tewinham, Cambridge
CB1 9AS**

- No onward chain
- 5 bed, 4 bath, 3 recep
- Excellent local schooling
- Close to Arm & Addenbrooke's

A spacious & versatile family home of 2343 sqft / 217 sqm, available with the advantage of no onward chain & situated on a generous plot in this friendly village just east of the City boundary.

Woodley represents an exciting opportunity to acquire a large family home, with ample parking & a generous plot less than 3 miles from Cambridge's historic City Centre. The property has been extended over the years & now provides generous accommodation, boasting a wealth of versatility to suit individual purchaser's needs.

The live space comprises 3 reception rooms, as well as a large reception hall with plenty of built-in storage. The living room benefits from a dual aspect & a wood-burning stove with double doors opening onto the rear garden. The kitchen is fitted with a modern range of units, includes a central island & is finished with granite worktops. There is a utility room with further units & access to a boiler room. Completing the ground floor accommodation is a modern shower room with a W.C.

Upstairs the accommodation is arranged over 2 floors, the first



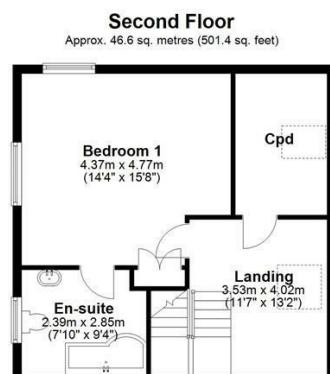
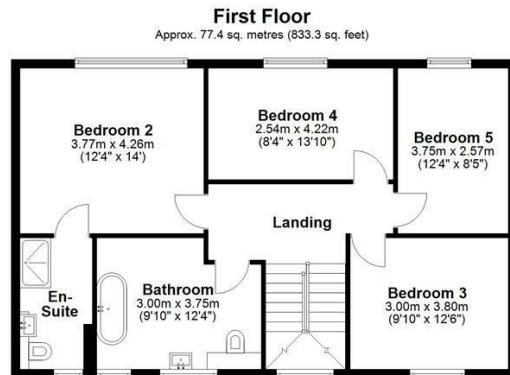
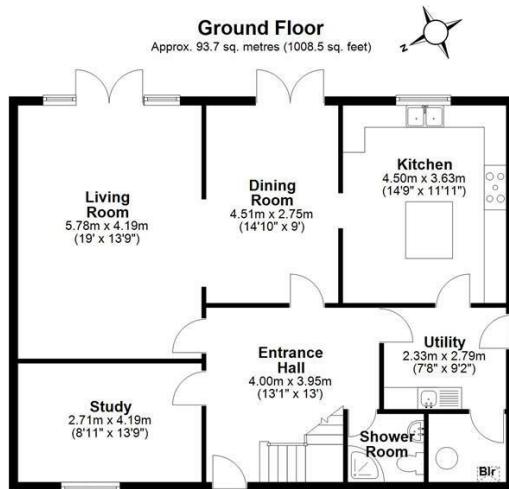


housing 4 double bedrooms, bedroom 2 including a refitted en suite shower room. There is also a spacious family bathroom with a traditional roll-top bath. On the 2nd floor is the principal bedroom which has an en suite bathroom. Also off the landing is a large useful storeroom with window.

Outside the property is set back behind a mature screen of trees & shrubs. There is a large driveway leading to a detached double garage & the main entrance. Secure gated side access leads to a secure landscaped south-west facing garden which offers a superb degree of privacy. There is a sheltered decked terrace, a bark chipping play area, as well as a summer house & timber shed.

Teversham is a friendly village situated just east of the City Centre. There are some amenities within the village including an excellent school & a popular Indian restaurant. There is also a Tesco superstore, a 5-minute drive from the property.





Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

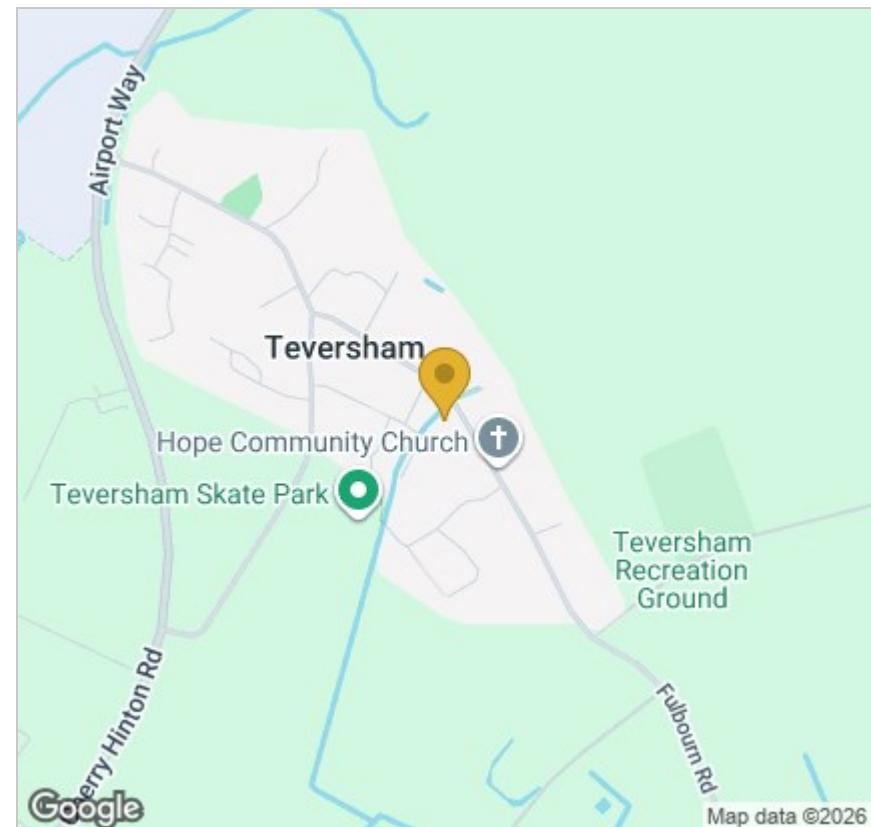
Plus garages, approx. 23.3 sq. metres (250.7 sq. feet)

Garage (excl. from area)
4.47m x 5.21m (14'8" x 17'1")

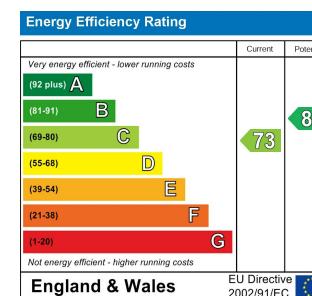
Main area: Approx. 217.7 sq. metres (2343.2 sq. feet)

Plus garages, approx. 23.3 sq. metres (250.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: G

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