



York Drive, Upper Cambourne Cambridge  
**O.I.E.O £375,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Well Maintained Throughout
- Private Driveway
- Large 15" Lounge
- Sought After Location
- Walking Distance to Local Schools and Amenities

On the outskirts of Upper Cambourne this home is located perfectly. Close to local Schools and Amenities. This immaculately presented home also boasts being on the door step to the Cambourne Nature Trail, perfect for dog walkers. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20 minutes. The nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes.

## Ground Floor

Entrance Hall  
Leading to;

Kitchen/Diner - Irregular Shaped Room x (x)





Fitted with a matching range of base and eye level units, with window to front and door leading to the garden.

Cloakroom

Window to rear, wash hand basin and low-level-WC.

Lounge - 15' 10" Max x 9' 10" (4.83m Max x 3.00m)

Window to front with French Doors leading to the garden.

First Floor

Master Bedroom - 10' 1" x 11' 7" (3.07m x 3.53m)

Full height window to front.

En-Suite

Window to rear, shower cubicle, wash hand basin, WC, extractor fan, part tiled, radiator.

Bedroom 2 - 13' 3" Max x 9' Max (4.04m Max x 2.74m Max)

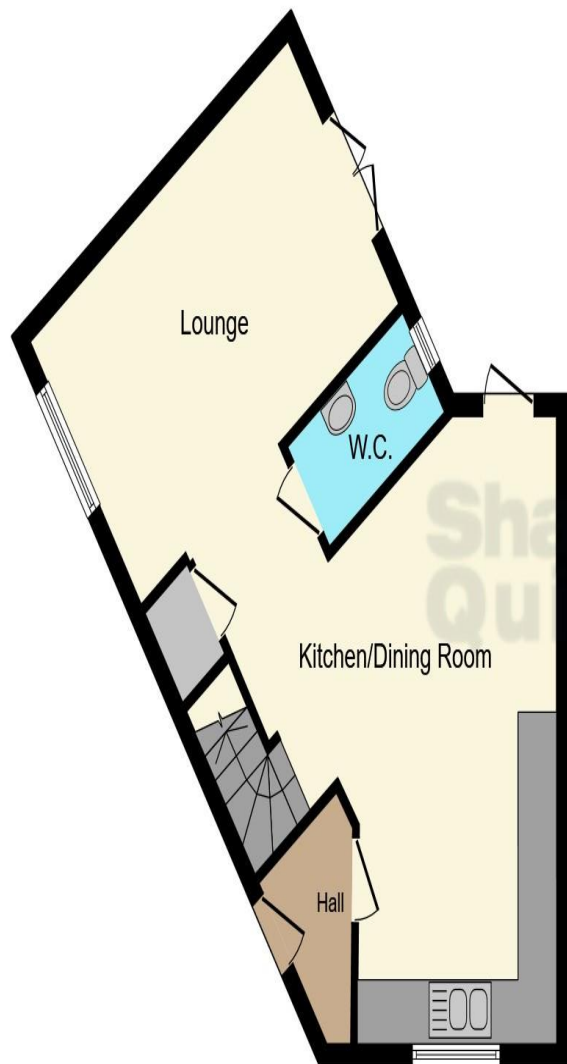
Full height window to front with built-in wardrobe.

Family Bathroom

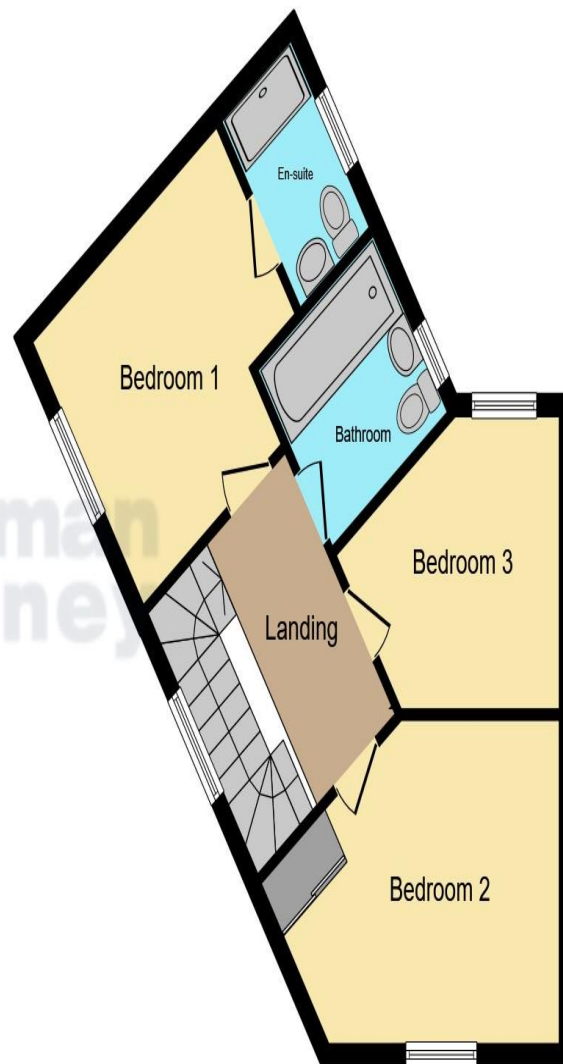
Fitted with a three-piece suite comprising of a bath with overhead shower, wash hand basin low-level-WC and window to rear.

Bedroom 3 - 10' 4" Max x 7' 10" Max (3.15m Max x 2.39m Max)





**Ground Floor**



**First Floor**

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Window to rear.

#### Outside

The garden offers a generous seated patio area with laid lawn to rear and side. The front offers a driveway with parking for up to 2 cars plus the addition of an allocated parking space opposite.


To view this property call Sharman Quinney on:  
**01954 710620**



# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01954 710620

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