



Beaufort Road, Upper Cambourne
£400,000 Freehold

**Sharman
Quinney**

Key Features



- Master with En-Suite
- Kitchen and Lounge/Diner on the Ground Floor
- Private Rear Enclosed Garden
- Semi-Detached Townhouse
- On the Doorstep to Sirius Lake and Cambourne Nature Reserve

In Upper Cambourne this stunning family 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 Reserve, perfect for dog walkers and young families. 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

Kitchen - 10.10" Max x 11.27" (3.30m Max x 4.03m)

Fitted with a matching range of base and eye level units with window to front.



Lounge/Diner - 12.09" Max x 15.45" (3.88m Max x 5.71m)
French doors leading to the garden.

Cloakroom

Two-piece suite comprising of a wash hand basin and low-level-WC.

First Floor

Bedroom 2 - 11.03" x 15.51" (3.42m x 5.86m)
This multifunctional room offers a Juliet balcony overlooking the garden with an additional window to rear.

Family Bathroom - 6.29" x 8.43" (2.56m x 3.53m)
Three-piece suite comprising of a bath, wash hand basin and low-level-WC.

Bedroom 4 - 9.52" x 8.44" (4.06m x 3.55m)
Window to front.

Second Floor

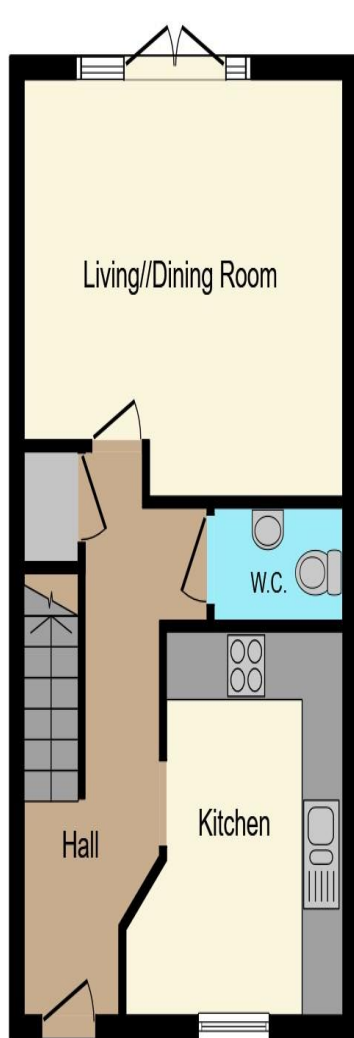
Master Bedroom - 11.07" x 10.45" (3.53m x 4.19m)
Full width built-in wardrobe with window to rear.

En-Suite

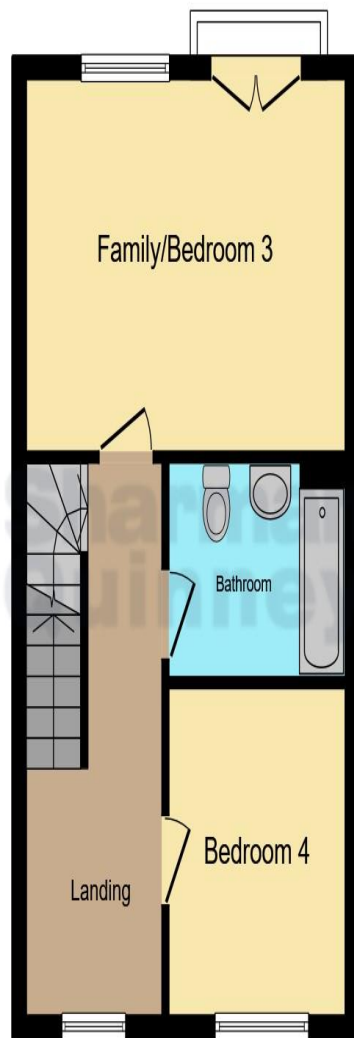
Three-piece suite comprising of a shower cubicle, wash hand basin and a low-level-WC.

Shower Room - 6.58" Max x 7.82" Max (3.30m Max x 4.21m Max)

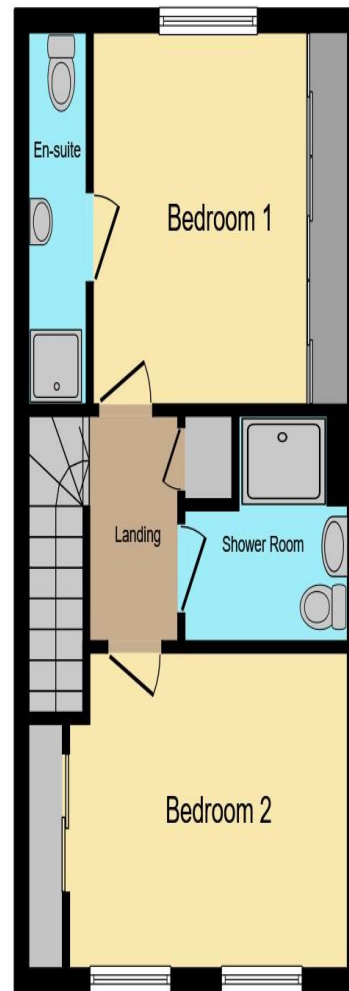




Ground Floor



First Floor



Second Floor

Three-piece suite comprising of a shower cubicle, wash hand basin and a low-level-WC.

Bedroom 3 - 13.56" + Wardrobe x 9.22" Max
(5.38m + Wardrobe x 3.30m Max)

Built-in wardrobe with two windows to front.

Outside

Accessible from the lounge/diner, the garden offers a generous seated patio area, with laid lawn and a shed to rear. The carport offers parking for up to 2 vehicles with a gate giving direct access into the garden.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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