



Cherry Hinton Road, Cambridge
CB1 8BA

Pocock+Shaw

370 Cherry Hinton Road
Cambridge
Cambridgeshire
CB1 8BA

A handsome bay fronted four bedroom family home with accommodation arranged over three floors. The property features a long south facing rear garden and is situated in a prime south city location with easy access to the city centre, train station and Addenbrooke's hospital.

- Four bedroom bay fronted home
- Extended kitchen/ breakfast room
- Double glazed and gas central heating
- Refitted kitchen and bathroom
- South facing rear garden
- Close to range of local amenities
- Beautifully presented throughout
- South city location

Guide Price £575,000



370 Cherry Hinton road is a beautifully extended and presented Edwardian family home with accommodation arranged over three floors and retains numerous period features.

The long rear garden is southerly facing and extends to over 100ft benefiting from a timber workshop and extended paved patio area. The property is located in the popular south side of the city, offering easy access to the city centre, Addenbrooke's hospital and Cambridge mainline railway station approx. 1.5 miles away and an interesting variety of local shopping and well regarded schools.

Entrance Hall Partly glazed door to the front, radiator, picture rail, cornicing with decorative corbels, balustrade staircase to first floor, understairs storage cupboard, further range of storage cupboards, multi paned glazed door to cloakroom.

Cloakroom decorative tiled walls to dado level, tiled flooring, wash hand basin, WC, double glazed window to side, inset spotlight.

Sitting Room 13'8" x 11'8" (4.17 m x 3.56 m) large double glazed window to front, gas coal effect fire with marble hearth and wooden mantle and surround, cornice, radiator, two wall light points, open through to Dining room.

Dining Room 11'10" x 9'7" (3.61 m x 2.92 m) double glazed window to the rear, radiator.

Kitchen/ Breakfast Room 24'8" x 9'9" (7.54 m x 2.97 m) Commencing with a range of refitted wall and base units, extensive granite working surfaces with inset sink and mixer tap, 5 burner gas hob, attractive tiled splashbacks, stainless steel canopy hood, fitted dishwasher and plumbing for washing machine, space for an American style fridge freezer, roll-out spice rack and larder cupboard, tiled flooring and double glazed window to the side, through to the dining area with full width double glazed windows and inset French doors to the garden, further double glazed window to the side, radiator, cornicing and wall light points.

Landing Dado rail, stairs to second floor, doors to;

Bedroom 2 15'1" x 10'5" (4.60 m x 3.19 m) Two double glazed windows to the front, radiator, cast iron fireplace, alcove shelving, coving.

Bedroom 3 11'4" x 9'7" (3.47 m x 2.93 m) Double glazed window to the rear, radiator, coving.

Bedroom 4 10'6" x 5'5" (3.22 m x 1.66 m) Double glazed window to the rear, radiator, fitted wardrobe, airing cupboard with Vaillant central heating boiler.

Bathroom Refitted white suite comprising, panel bath with curved shower screen, wall mounted shower and control, vanity wash basin with cupboard under, WC, chrome heated towel rail, fully tiled, glass blocked window to the side, inset spotlights.

Second Floor Landing access to loft space, Velux roof light, door to bedroom 1.

Bedroom 1 16'7" x 11'1" (5.05 m x 3.39 m) Velux windows to both front and rear, fitted eaves and wardrobe storage, large tiled shower enclosure vanity wash basin, radiator.

Front Garden enclosed with attractive brick walls and feature railings over, gated access to paved area, inset flower and shrub beds.

Rear Garden South facing and commencing with and extensive paved patio area with raised brick planters and onwards to an expanse of well tended lawn. Enclosed with fencing and pathway to a timber workshop 13'9 x 9'9, in all extending to in excess of 90ft (to workshop).

Tenure The property is Freehold

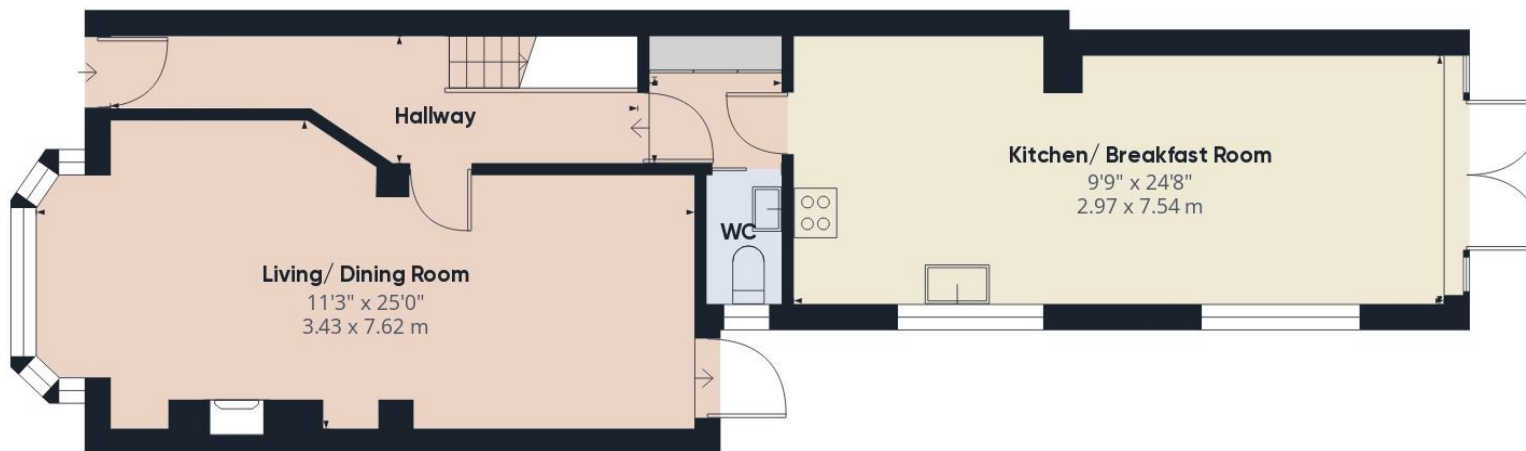
Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

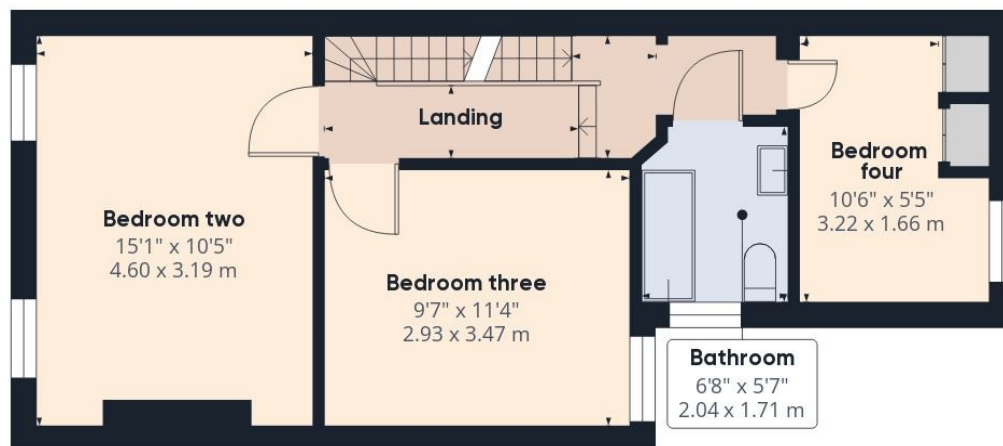




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

1268.41 ft²

117.84 m²

Reduced headroom

55.34 ft²

5.14 m²

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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