



30 Kinnaird Way, Cambridge, CB1 8SN
Guide Price £900,000 Freehold



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01223 323130

A CLASSIC 1950'S 4 BEDROOM DETACHED FAMILY HOUSE PROVIDING EXTENDED ACCOMMODATION WITH GARAGING AND PARKING, SET WITHIN ATTRACTIVE GARDENS, WELL PLACED FOR ACCESS TO ADDENBROOKE'S HOSPITAL, EXCELLENT SCHOOLS AND THE CITY

4 bedrooms – sitting room – dining room – kitchen/breakfast room – shower room – 2 WC's – porch – entrance hall – inner hallway/store – garage – parking – attractive gardens

This attractive detached family house built in the 1950's, is located on a quiet road in one of the most popular residential areas of the City. Within walking distance of Addenbrooke's Hospital and the Biomedical Campus it is also well placed for the station, City centre and some of Cambridge's finest schools. The property has been well cared for over the years and is now in need of modernisation, offering an excellent opportunity to expand (STPC) and create a very special family home. An attractive entrance door leads to a porch which provides useful storage space. The reception hall with stairs to the first floor provides attractive original herringbone wood flooring which continues through to the dining room, a versatile room with dual aspects and pleasant views of the gardens. The bright and generous sitting room has a feature panelled wall with fireplace and decorative surround, doors leading to the terrace area and kitchen/breakfast room. This bright room provides a range of matching low level units, drawers and wall mounted units, work surface space, space for freestanding appliances, pantry and access to the garden and inner hallway which provides additional storage space. A WC completes the ground floor accommodation. The spacious galleried landing with built-in airing cupboard leads to a shower room, separate WC and all four bedrooms. Bedroom two provides ample built-in wardrobes and storage. Outside, the property is set back from the road behind an attractive front garden with established shrubs, hedging and small trees. There is a recently laid block paved driveway which provides ample parking and leads to the garage. Gated access leads to the established rear garden with terrace area, lawn, well-stocked borders and useful storage shed.

KEY FEATURES

- Extended detached family house
- 4 bedrooms
- Dual aspect rooms
- Excellent scope for modernisation and expansion
- Private and established gardens
- Generous and private gardens
- No onward chain

LOCATION

Kinnaird Way is a quiet road forming part of this popular residential area on the favoured south side of the city, conveniently placed for access to Addenbrooke's Hospital/Biomedical Campus, the M11 to Stansted Airport and London and a mainline railway station with services to King's Cross and Liverpool Street in 52 and 68 minutes respectively. Local shopping facilities are available in the nearby village of Cherry Hinton (about 1.25 miles) and there are a number of state and private schools in the area including Queen Edith Community Primary School, Netherhall Secondary School and The Perse, together with Sixth Form Colleges in Hills Road and Long Road. A large recreation ground with children's play area, fitness equipment, multi-use games area and tennis courts is within a few hundred yards of the property.

AGENTS NOTES

- Gas radiator central heating system
- Council tax band - F

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

- Cambridge City Council
- Cambridgeshire County Council

FIXTURES AND FITTINGS

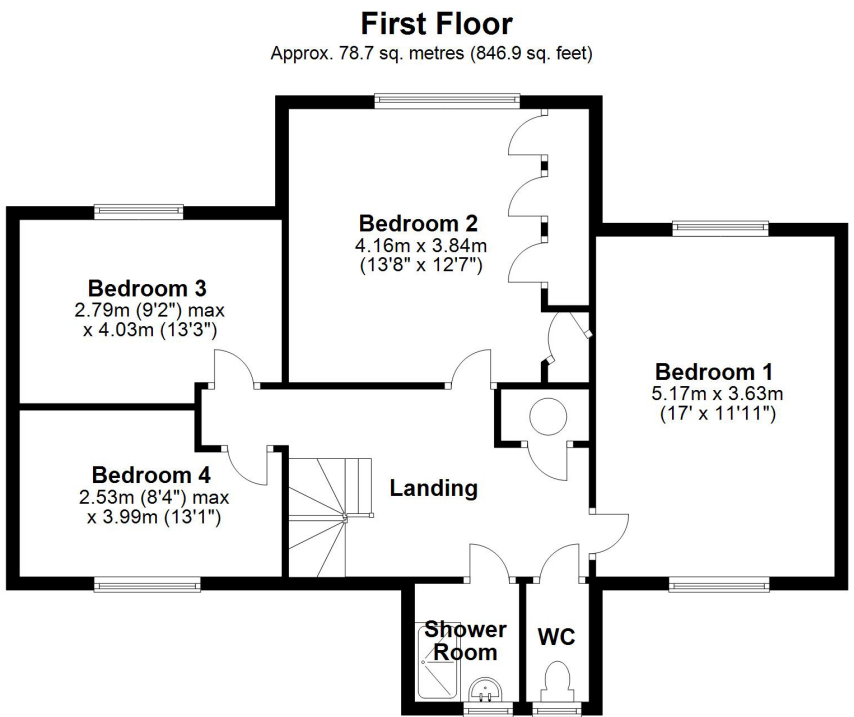
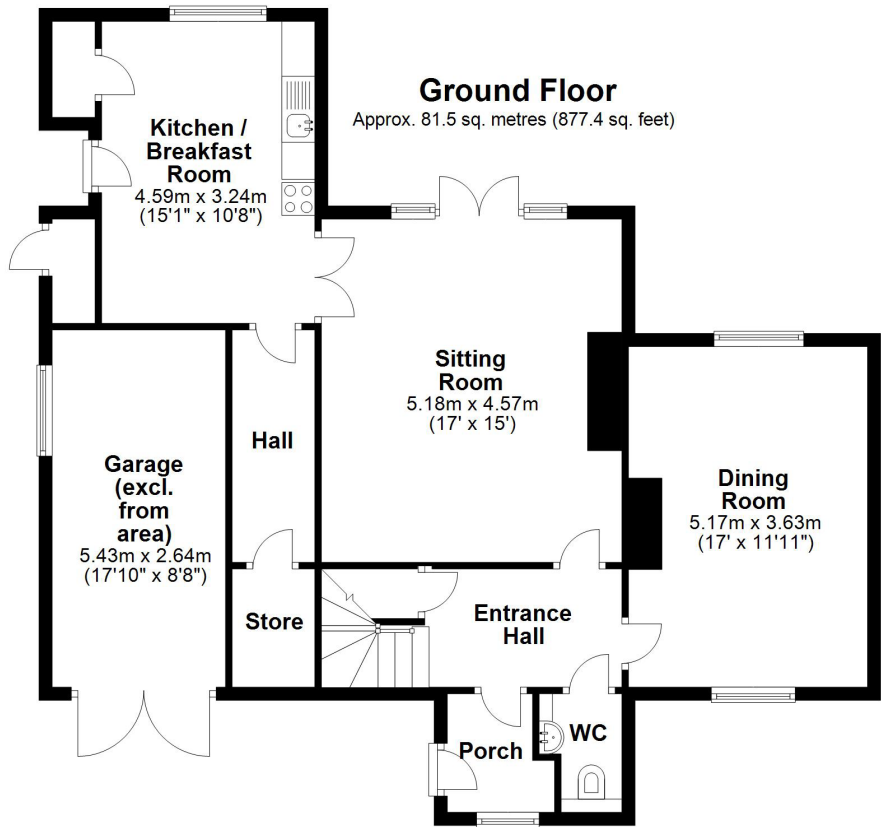
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

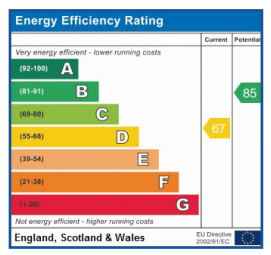
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ





Total area: approx. 160.2 sq. metres (1724.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

