



132 Queen Edith's Way, Cambridge, CB1 8NW  
Guide Price £750,000 Freehold



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**A RARE OPPORTUNITY TO ACQUIRE A DETACHED 1920'S COTTAGE,  
CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF SOME EXCELLENT  
SCHOOLS, ADDENBROOKE'S AND CHERRY HINTON HALL PARK. NO CHAIN.**

- Rarely available detached 1920s cottage
- No onward chain
- Private south-facing garden
- Close to Addenbrooke's and Arm
- Excellent local schooling
- Driveway and large garage

Known as "The sideways house" to many locals, this 1920s detached cottage enjoys a broad plot and a pleasing position on the south side of Queen Edith's Way, in between Beaumont Road and Herons Close. The property has been well cared for over the years and has been in ownership of the same family for decades.

The accommodation briefly comprises an entrance porch, leading into a hall with space for coats and footwear, stairs to the first floor and access to a cloakroom W.C. There is a large living room with French doors opening onto the garden. The room benefits from a dual aspect and has a feature fireplace, contrasted by a real wood surround. The kitchen has been fitted with a modern range of base and eye-level units; integrated appliances include a fridge/freezer, double oven and electric hob with extractor over. There is a bright dining room which has a triple aspect and double doors opening onto a raised south-facing terrace.

Upstairs are three bedrooms, two of which are comfortable doubles and include built-in wardrobes. There is a refitted first-floor bathroom and a separate refitted W.C. located off from the landing.

Outside, the front of the property is set nicely back behind a long driveway and screened by mature beech hedging. There is an open-plan front garden, which is mainly laid to lawn and stocked with a variety of shrubs. A secure side gate leads to a large garage measuring 19'11" x 11'11". The L-shaped rear garden has two raised terraces and is due south-west. The garden itself offers a superb degree of privacy and is stocked with a variety of mature trees and shrubs.

**Location**

Queen Edith's Way enjoys a convenient position, close to Addenbrooke's hospital, about 1.5 miles south of the railway station and 2 miles from the city centre. The area is widely acknowledged as one of Cambridge's most popular and prestigious residential areas south of the city. There are an excellent range of local facilities including day-to-day shops on Wulfstan Way.

Schooling is available at the 'Outstanding' Spinney Primary School with secondary provision at Netherhall, Ofsted rated 'Good'. Hills Road (1.3 miles) and Long Road (1 mile) Sixth Form Colleges are also within easy reach of the property.

Queen Edith's Way is very popular with people who work at the Addenbrooke's site and those who appreciate its balance of giving ease of access into the city without feeling too urban, plus its strong sense of community.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

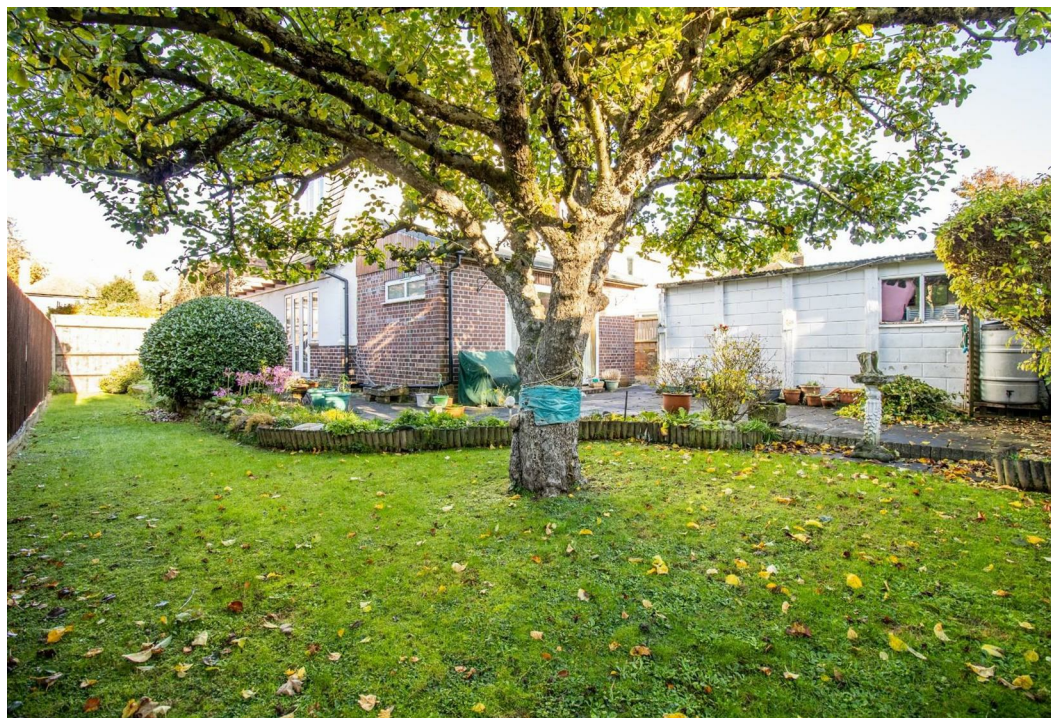
Council Tax Band - E

**Fixtures and Fittings**

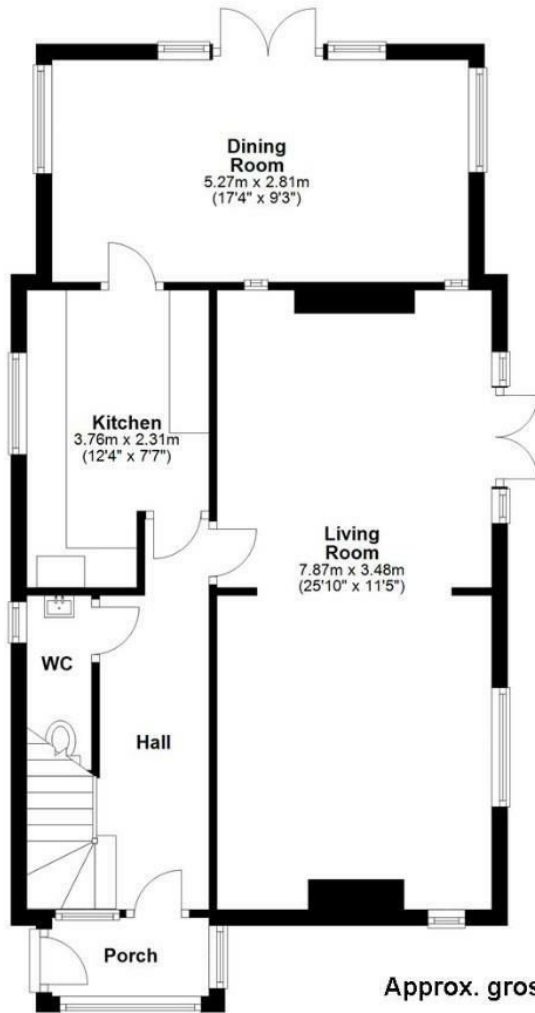
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

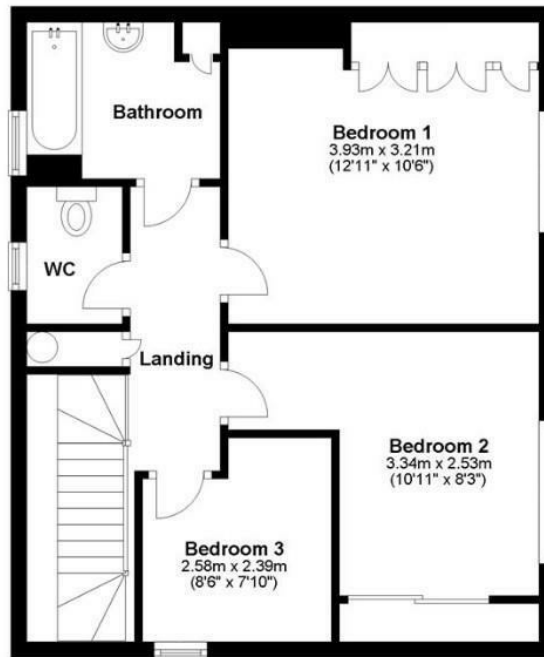
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



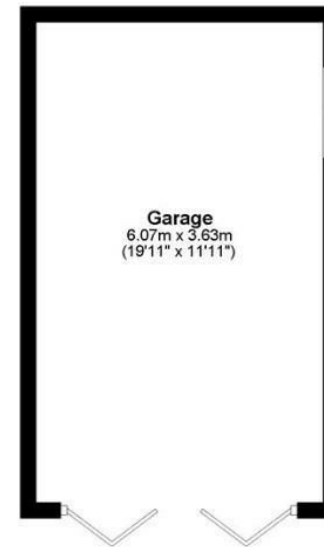
### Ground Floor



### First Floor



### Outbuilding



Approx. gross internal floor area 114 sqm (1225 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



