



123 Queen Edith's Way, Cambridge, CB1 8PL
Guide Price £800,000 Freehold



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AN EXTENDED 3-BEDROOM, DETACHED BUNGALOW SET IN GENEROUS GROUNDS INCLUDING FORMAL GARDENS AND AN IMPRESSIVE, MODERN HOME STUDIO WITH SEPARATE GYM AREA, LOCATED ON QUEEN EDITH'S WAY.

- Extended detached bungalow set in generous grounds on Queen Edith's Way
- Well-presented and improved accommodation approaching 1018 sqft.
- Large, contemporary studio with separate gym area and high-speed broadband connection
- Generous grounds with private formal gardens
- The property is fully double glazed and has a gas-fired central heating system
- Quick access to Addenbrooke's Hospital/Biomedical Campus

3 bedrooms including a principal bedroom suite with access to garden – family bathroom suite – 2 reception rooms – kitchen/dining room – reception hall – large plot with formal gardens – detached homeworking studio with separate gym area – off-street driveway parking

This detached bungalow on Queen Edith's Way occupies a generous and secluded plot with deep frontage and a large, established rear garden incorporating a recently constructed contemporary-style studio and gymnasium, measuring approximately 1018 sqft in total. The property is well-placed on the south-side of the city, within easy reach of Addenbrooke's Hospital, the city centre and major road and rail links.

Set back and well screened from the road, the property is approached via frontage providing a parking area with additional parking available down one side, behind secure gates. An enclosed porch is useful for coat and footwear storage and leads to a spacious reception hall. There are two reception rooms, which include a comfortable front sitting room with feature picture rails benefitting from a high degree of natural light and a cosy family room/snug with period-style fireplace and an inset woodburning stove. The dual-aspect kitchen / dining room provides access to the garden and has a matching range of low-level units and drawers, wall-mounted cabinetry, working surfaces with inset sink and drainer, gas hob, integrated electric oven, space and plumbing for freestanding appliances and a practical tiled floor.

The principal bedroom has a modern en suite shower room, full-width built-in wardrobes and access to and views to the garden. There are two further bedrooms and a refitted modern bathroom suite. The studio is built to a contemporary style and has a high specification finish, fully insulated with power, lighting and high-speed broadband connection.

The private rear garden is predominately laid to lawn with a variety of mature trees and shrubs. There are two comfortable seating areas ideal for entertaining and outside dining.

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 Queen Edith's Primary School, a 5 minute walk from the house, and 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.





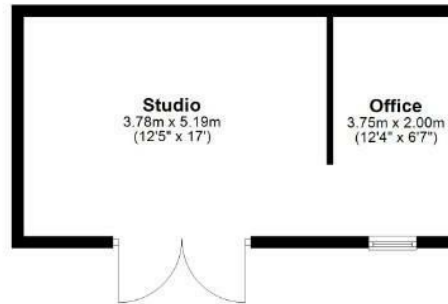
Floor Plan

Approx. 94.6 sq. metres (1017.8 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 94.6 sq. metres (1017.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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.



