



22 Long Reach Road, Cambridge, CB4 1UH  
Offers In Excess Of £550,000 Freehold



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01223 323130

**A 3 BEDROOM, SEMI-DETACHED HOUSE PROVIDING IMPRESSIVE, EXTENDED GROUND FLOOR ACCOMMODATION, ATTRACTIVE GARDENS AND A HOME STUDIO IN CHESTERTON, MOMENTS FROM SCENIC RIVER WALKS, OPEN GREEN SPACES AND CAMBRIDGE NORTH STATION**

- 3 bedrooms • Family bathroom • Living room • Dining room • Sun lounge • Kitchen • Entrance hall and cloakroom WC • Parking • Attractive landscaped gardens • Home studio and bicycle store

Located in a quiet and established residential area in Chesterton and within easy reach of the river, Cambridge Science Park and Cambridge North Station, this extended semi-detached house provides lovely family accommodation, which benefits from an additional reception room, an extended reception hall providing useful storage and a separate WC and delightful gardens and home studio designed and converted by a recognized award winning company.

The property is set behind a neat and well designed front garden with mature planting and paved parking area, which provides access to the rear garden and studio room. The ground floor accommodation comprises three reception rooms, which include a bright and well proportioned living room with attractive flooring, a contemporary fireplace, neutral colour scheme and glazed double doors. The dining room provides space for a generous dining table arrangement and connects the living room to the dual aspect sun lounge, which provides access to and complete views of the garden. The well equipped kitchen offers a range of matching low level units and drawers, matching wall mounted units, countertops with tiled splashbacks and some integrated appliances.

Upstairs, the first floor landing area leads to the impressive and recently refitted family bathroom suite and three spacious bedrooms.

The delightful rear garden provides a high degree of privacy and offers a neat lawn area with wide borders of various seasonal plants, flowers and shrubs. There is a secluded patio area and a superb home studio with separate bicycle store.

**Location**

Long Reach Road forms part of a quiet and established residential area in Chesterton approached via Fen Road. The property is within easy reach of scenic river walks and large open green spaces including Stourbridge Common and Midsummer Common. A wide range of facilities are close by on Chesterton High Street and Cambridge North station is a short 6 minute walk away with the pathway to the station running behind the end of the garden (even shorter if you were to put a gate in the rear fence). The Science Park, guided busway and city centre and within walking or cycling distance.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

**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.







Total area: approx. 107.9 sq. metres (1161.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Current: 68  
Potential: 81

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.



