



29 Cliveden Close, Cambridge, CB4 3LX  
Offers Over £600,000 Freehold



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**A DECEPTIVELY SPACIOUS FAMILY HOME OF 1550 SQFT / 144 SQM WITH AN EN-BLOC GARAGE, SITUATED ON A VERDANT CORNER PLOT IN A POPULAR RESIDENTIAL CUL-DE-SAC JUST OFF THE HISTON ROAD.**

- 1550 sqft / 144 sqm
- 4 bed, 3 recep, 2.5 bath
- 404 sqm / 0.10 acre
- Built in 1965
- Council tax band - C
- End of terrace house
- En-bloc garage
- Gas-fired heating to radiators
- EPC – C / 74
- Large corner plot

This spacious family home enjoys a private position in a friendly neighbourhood located 1.5 miles north of Cambridge's historic city centre. The house has served as a family home for almost 11 years, yet offers a wealth of versatility to suit individual purchasers' needs.

The entrance porch opens into a bright and welcoming entrance hall with space for coats and footwear with stairs to the first floor. There are three reception rooms including a study and a dining room, which benefits from a dual aspect and views over the private rear garden. The living room is finished with exposed wood flooring and has a feature fireplace, contrasted by attractive tiled inserts. Of particular note is the property's impressive kitchen, which has been well designed with a comprehensive range of units and finished with Ivet & Reed granite worktops. Integrated appliances include a double oven and an induction hob with an extractor over. Completing the ground floor accommodation is a cloakroom W.C.

Upstairs are four bedrooms, all of which are comfortable doubles. The principal bedroom is particularly spacious and includes an ensuite shower room. The family bathroom has an airing cupboard and a separate bath and shower, coupled with his-and-hers wash hand basins.

Outside, the front of the property has on street parking and there is also access to a single garage located en-bloc just a short walk from the property. The front of the property overlooks a well-tended communal green with a seating area. The house sits behind an established open-plan garden, partially enclosed by picket fencing and with a pathway to the main entrance. A side gate leads to the property's wonderful rear garden which has been well manicured and benefits from sunshine throughout the day. There is a useful storage shed and a terrace, well suited to alfresco dining. The remainder is laid to lawn and bordered with raised herbaceous beds and a number of trees including a plum tree which produces a bountiful crop. The whole is enclosed by fencing.

**Location**

Cliveden Close is a quiet road situated just off Tavistock Road approximately 1.5 miles from the city centre enjoying a range of local amenities nearby including local shops, pharmacy and petrol station. The property is in the catchment area for the popular local Mayfield primary school and Chesterton Community College (Ofsted rated as 'outstanding'), with further independent schooling available in Cambridge City centre. There is also a regular bus service on Histon Road and main road links include the A14 (linking to the A11/M11) just 1 mile away.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

**Fixtures and Fittings**

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

**Viewing**

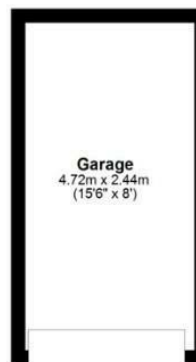
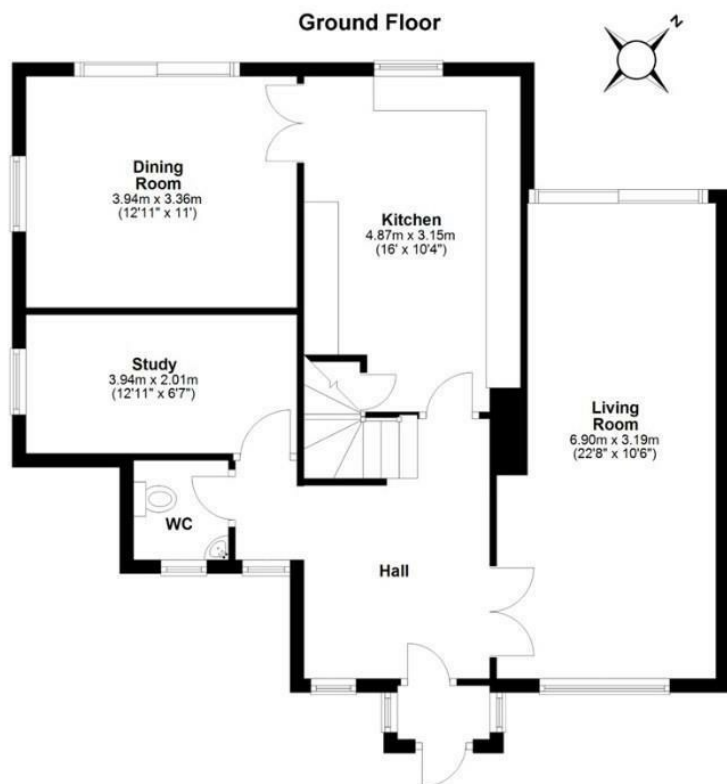
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.











Approx. gross internal floor area 144 sqm (1550 sqft) excluding Garage

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>	74	83
(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		
England & Wales		EU Directive 2002/91/EC





