



**Radcliffe & Rust**  
Residential sales & lettings

**178 Kendal Way, Cambridge CB4 1LU**  
**Guide Price £525,000**



Radcliffe & Rust, estate agents Cambridge, are delighted to present to the market 178 Kendal Way, Cambridge, CB4. Situated just off Green End Road and close to Chesterton High Street, Kendal Way is just over two and a half miles from the City Centre, well placed for access to Cambridge Science Parks, less than a ten minute cycle from Cambridge North Railway Station and is close the A14, which links with the major road networks. There is also the recent addition of a cycle lane throughout Chesterton and there is a regular bus service to Addenbrooke's and the City itself. There is pedestrian access via the towpath to the River Cam, Stourbridge Common and City Centre. Chesterton benefits from a wealth of local amenities and the property falls into the catchment of the "Good" Shirley Community Primary School & the "Good" North Cambridge Academy. Chesterton offers an excellent range of local facilities, including a good variety of shops.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this bright and modern semi-detached property on Kendal Way, Cambridge, CB4. Offering three bedrooms, off road parking and a large private rear garden, this property enjoys a prime position close to Cambridge city centre and key transport links.

Upon approaching the property, you are welcomed by a gravel driveway with parking for at least three vehicles. With parking close to the city centre being at such a premium, this is the first great bonus of this property. Once inside, you are welcomed into the hallway with stairs leading to the first floor and light oak style flooring which is continued throughout the ground floor. The first room you come to on the left hand side, is the living room. Overlooking the front of the property, this room is flooded with light thanks to the bay window and has an exposed brick fireplace with wooden surround. At the rear of the ground floor is the dining room which leads to the kitchen. The door between both rooms has been removed to make the space semi-open plan and the wall could be fully removed to create a completely open plan space if required by the new owner (subject to relevant checks). The dining room is large enough to seat at least six people and has a chimney breast with alcoves either side. This relaxing space offers peaceful views over the rear garden. The kitchen is directly accessed from the dining room. With white gloss wall and base units, the kitchen has a four ring gas hob, electric oven, stainless steel sink and drainer, space and plumbing for a washing machine and space for a freestanding fridge / freezer. From the kitchen there is a rear porch which has a half glazed door leading to the rear garden and downstairs cloakroom which has a W.C., hand basin and white heated towel rail.

On the first floor there are three bedrooms and the family bathroom. The first room you come to at the top of the landing is the family bathroom. The bathroom has a kidney shaped bath with overhead shower, W.C. and hand basin. This neutral space has cream wall tiles with a feature patterned tile running throughout the room. Bedroom

one is positioned next to the family bathroom. Overlooking the rear of the property, this generous double bedroom has the same light oak style flooring as the ground floor which is continued throughout the first floor, creating flow and continuity. Bedroom one has the same chimney breast as in the dining room which creates an alcove within the room perfect for wardrobes. Bedroom two is next to bedroom one. Overlooking the front of the property, bedroom two can also comfortably fit a double bed. Bedroom three also overlooks the front of the property and is a generous size for a third bedroom and could work really well as an office or exercise space if a third bedroom is not required.

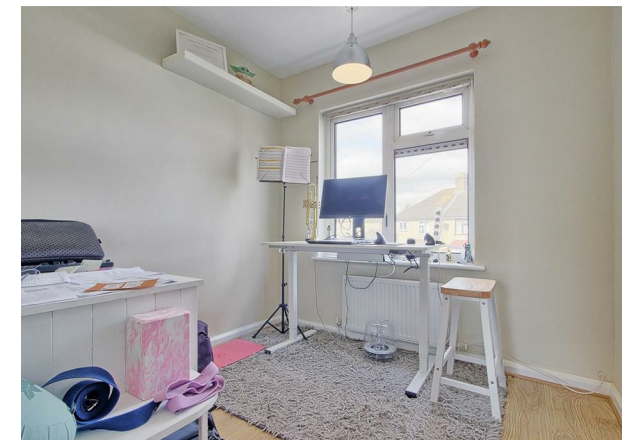
Outside to the rear of the property, the garden is a great size thanks to the house being positioned on a corner plot. Mainly laid to lawn, the rear garden has mature bushes and shrubbery with a paved patio area directly outside the property. The gravel driveway has been continued into the rear garden to the side of the property where there is a fence and gate leading to the front of the property.

This property had past approval for an extension to existing dwelling, incorporating dormer attic conversion, and side extension to create two additional dwellings (apartments). For more information please get in touch or search planning reference number 20/03752/FUL

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Tenure: Freehold  
Council tax band: C - £1,999 for 2024 - 2025 (Cambridge City Council)  
No Onward Chain







Kendal Way, Cambridge, Cambridgeshire  
 Approximate Gross Internal Area  
 82 Sq M/883 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



