



Radcliffe & Rust
Residential sales & lettings

37 Natal Road, Cambridge CB1 3NS
Guide Price £700,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this beautiful three-bedroom detached house close to the popular Mill Road area of Cambridge. Located on the ever popular South?East side of the city this property enjoys a fantastic position near a wealth of amenities. Right on your doorstep, you have everything you need without having to venture too far; just 1 mile away, you have Cambridge Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, restaurants, pubs, and Cambridge City Airport. This side of the city is also very popular as it provides easy access to ARM, Addenbrookes hospital and Astra Zenica. The Mill Road area is famous for its diverse mix of culinary delights and multicultural living. Just a short walk away, you also have the city's massive selection of retail stores and shopping centres, including a large Tesco Extra. And schools? Well, Cambridge is packed with them. Natal Road is in the catchment area for Queen Emma Primary School and Ridgefield Primary School. Children over 11 usually attend secondary school at nearby Coleridge Community College, all three ranking as 'good' in their most recent Ofsted reports.

Outside the front door is an impressively large driveway - with space for several cars - that separates the house from the main road. There is also a side gate leading through to the beautiful rear garden. This property was originally a bungalow but has been converted into a two-storey family home. Once inside, you immediately arrive into an entrance hallway with stairs leading up to the first floor directly in front of you.

Down the hallway, the first room on your right is the original bedroom. This room overlooks the front of the property through large bay windows, there is still a feeling of privacy due to the driveway separating the property from the main road. These large windows flood the room with natural light. Although being used a bedroom this room could easily make an extra reception room.

Next to the main bedroom is a generous-sized kitchen with plenty of room for a dining table and chairs. Some upgrading may be required, depending on taste, but you have a blank canvas to put your own mark on it; there are plenty of options. A door at the back of the kitchen takes you through into what we consider one of the highlights of the property: the huge conservatory/garden room, which runs the entire width of the house. This space really is something special and overlooks the beautiful garden.

Back out in the hallway, the next room you reach is the downstairs shower room with a WC., hand basin, shower cubicle and a large built-in storage cupboard. The last room downstairs is the large open-plan lounge/dining room with wooden flooring (also present in the main bedroom), pale blue walls and a large window at the front of the property, the room is flooded with light and gives the whole space a warm and pleasant environment. It is the perfect room for spending time with friends and family.

Once upstairs, you reach a small L-shaped landing which leads to both bedrooms and the main family bathroom. Both bedrooms are of

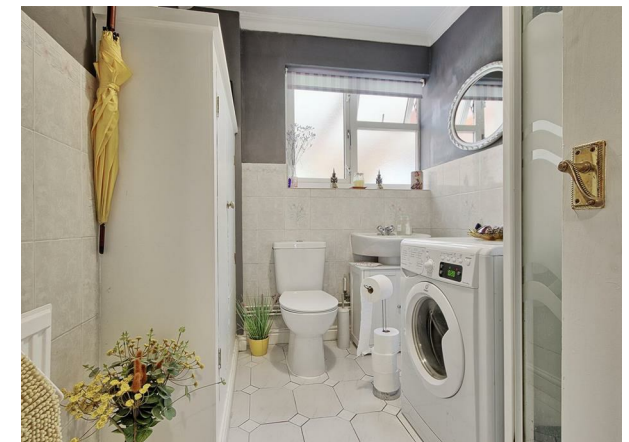
similar size and shape to the master bedroom downstairs. They are comfortable size doubles, each with a double and triple wardrobe. Separating the bedrooms at the top of the landing is the bathroom with W.C., bidet, handbasin and bath.

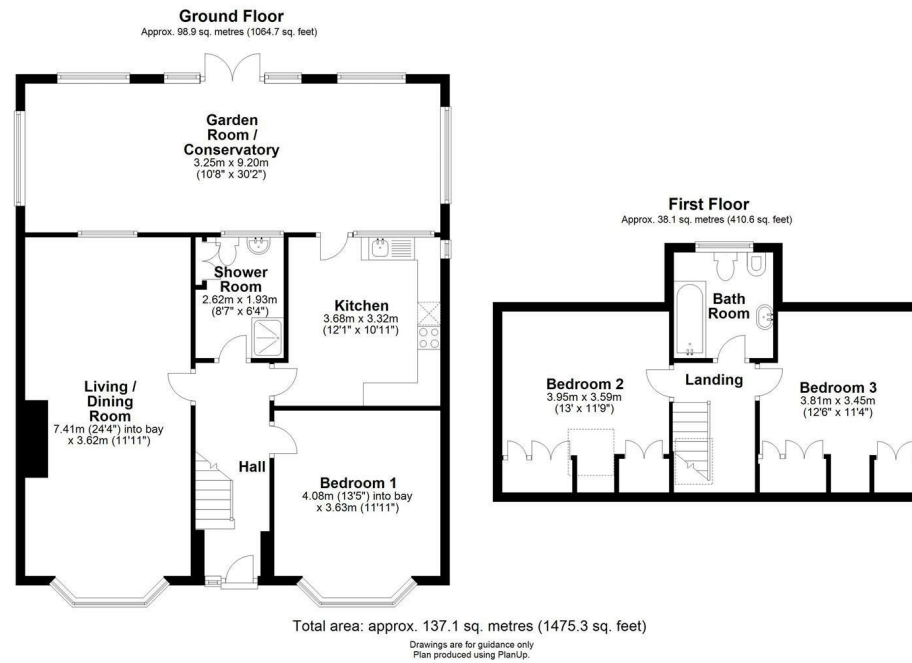
Back downstairs and out through the conservatory doors into the garden, you arrive onto a good-sized patio area for enjoying time outdoors with a book or a barbecue during the summer months. For the green-fingered of you out there, the rest of the garden is mainly laid to lawn, and there is plenty of space to fill with flowers and vegetables; the garden is a blank canvas, and that's the beauty of it. The whole space also wraps around the side of the garden, leading to a gate which opens to the driveway. At the bottom of the land is a shed and another private parking area, separated from the main road by a secure gate. Here, there is space to park 2-3 more cars (or use as an additional storage area, if required).

Overall we think this property is a bit of a one off. With spacious and flexible living accommodation on offer, coupled with so much off road parking and large plot we high recommend an early viewing. There is even potential to build a separate dwelling subject to obtain the relevant planning approval.

Agent notes

Tenure: Freehold
Council tax: Band D = £2,249





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

