



Radcliffe & Rust
Residential sales & lettings

37 St. Albans Road, Cambridge CB4 2HF
Guide Price £525,000

Radcliffe & Rust Letting Agents Cambridge are delighted to offer for sale, this spacious detached 3 bedroom bungalow on St. Albans Road, just off Arbury Road, Cambridge, CB4. Enjoying a fantastic position within Cambridge, this property offers comfortable living in a fantastic location within easy access of the Science and Business Parks on Milton Road, the A14 and M11 as well as Cambridge's city centre. Cambridge North is only a 13 minute cycle ride away. The property has both a good sized front and rear garden as well as ample off road parking which is always at a premium in Cambridge.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this pleasant detached bungalow in the popular area of Arbury. Located just off Arbury Road, the property is in close proximity to all of Cambridge's fantastic amenities.

The property is set back from the road behind a brick built wall and black iron gates with a front garden mainly laid to lawn and a concrete path leading to the front door. On the left hand side of the property, there is a driveway large enough for at least two to three vehicles which continues to the property's separate detached garage. The entrance into the property is via a UPVC porch which has been added to the property at a later date and once inside, there is a hallway leading to all of the rooms with stunning original Parquet flooring. The first room you come to on the left hand side of the front door is bedroom one. Overlooking the front of the property, bedroom one has a built-in wardrobe and could comfortably fit a double bed and additional furniture. Almost opposite bedroom one is bedroom three. Also overlooking the front of the property, bedroom three is a good sized double and has a single built-in cupboard / wardrobe. Next to bedroom one is bedroom two. Another great sized double, bedroom two also has a built-in wardrobe the same as bedroom one. If an en-suite is required, there may be the possibility to remove the built-in wardrobes in bedrooms one and two and use this space to create an en-suite (subject to the relevant planning and checks). Next to bedroom three on the right hand side of the hallway is the bathroom. The bathroom is a great size and has a bath with shower attachment, W.C. and hand basin. The bathroom is very generous in size and may benefit from some modernisation. Thanks to the large space, there may be the possibility to have a bath and separate shower cubicle if required.

At the end of the hallway is the living room, kitchen and dining room. In a T shaped set-up, the rooms are semi-open plan and free flow from one space to another. The first room you come to is the living room. The Parquet flooring from the hallway continues into the living

room which has a feature fireplace and a window overlooking the rear garden. From the living room, there are two open doorways leading to the dining room and kitchen. The kitchen is on the right hand side and has wooden coloured base units with a freestanding oven with grill and hob above, space and plumbing for a washing machine, space for a full height fridge freezer and the boiler is also housed in the kitchen. Within the kitchen there is also a pantry style cupboard and a glazed door leading to the driveway and garage on the side of the property. The dining room is at the end of the property. With dual aspect windows and French doors leading to the rear garden, the dining room is flooded with light and could house a dining table for at least six people.

At the rear of the property, there is a great sized rear garden laid to lawn which has a summer house, two storage sheds and separate greenhouse. If the new owner was looking to extend the footprint of the property, you can see from the rear garden the potential extension possibilities which the next door neighbour has utilised.

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

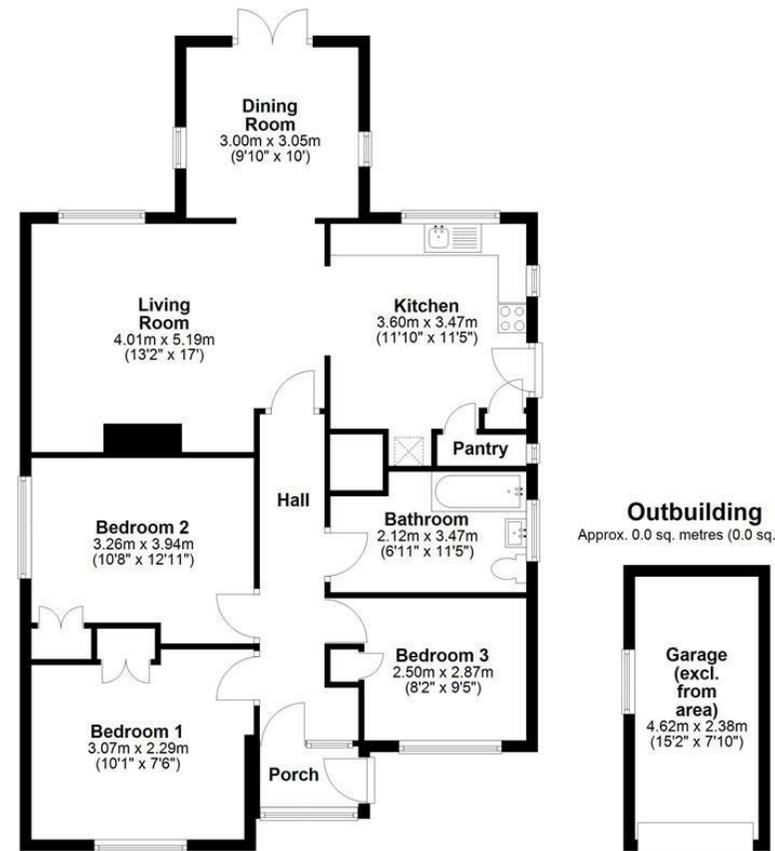
Council tax: Band E = £2,748 for 2024 - 2025 (Cambridge City Council)





Floor Plan

Approx. 97.8 sq. metres (1052.9 sq. feet)



Total area: approx. 97.8 sq. metres (1052.9 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		82
(81-91)	B		
(69-80)	C	68	
(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	

