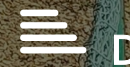




162 Kings Hedges Road
Cambridge, CB4 2PB

Guide price £425,000



162 Kings Hedges Road Cambridge, CB4 2PB

- 3 bedroom semi needing updating
- No chain
- Scope to extend (STPP)

A 3-bedroom semi-detached house requiring updating, with a garage, good size garden, and no chain, in an excellent location for the Science Park.

This family house is about 900 sq. ft, and whilst it does require modernisation it is in good condition. The accommodation is well-planned and there is plenty of scope for an extension (subject to consent).

There is a hallway, the living room overlooks the front garden and has a wide bay window and a gas fire. The dining room has an understairs cupboard and doors to the double-glazed conservatory, which has doors to the rear garden. The kitchen has been extended and has fitted units, a gas hob and oven.

Upstairs on the landing, there is a cupboard housing the Valliant central heating boiler, the large front bedroom has a wide bay window, bedroom two is a double with a bay window to the rear, and the third room is a small





single/nursery. The family bathroom has a shower fitted over the bath and a WC.

The house has gas central heating, double glazing and lots of potential for families looking to refurbish and extend to their own requirements.

Outside, at the front is a lawned garden and the house is set back from the road, there is driveway parking and a garage. The rear garden is enclosed and a good size with lawn, flower beds a brick patio at the rear of the house and a summerhouse.

King Hedges Road is an excellent location for people wanting access to the Science Park and City. There are excellent facilities nearby including shops, cafes and pubs. There is a recreation ground in nearby Chesterton and Milton Country Park is just over a mile away. The A14 is a 5-minute drive, Cambridge North Station is about a mile and the Science Park is within walking distance. All in all a fantastic location on the north side of the City. SAT NAV: CB4 2PB, What3words: ///drums.slam.gently

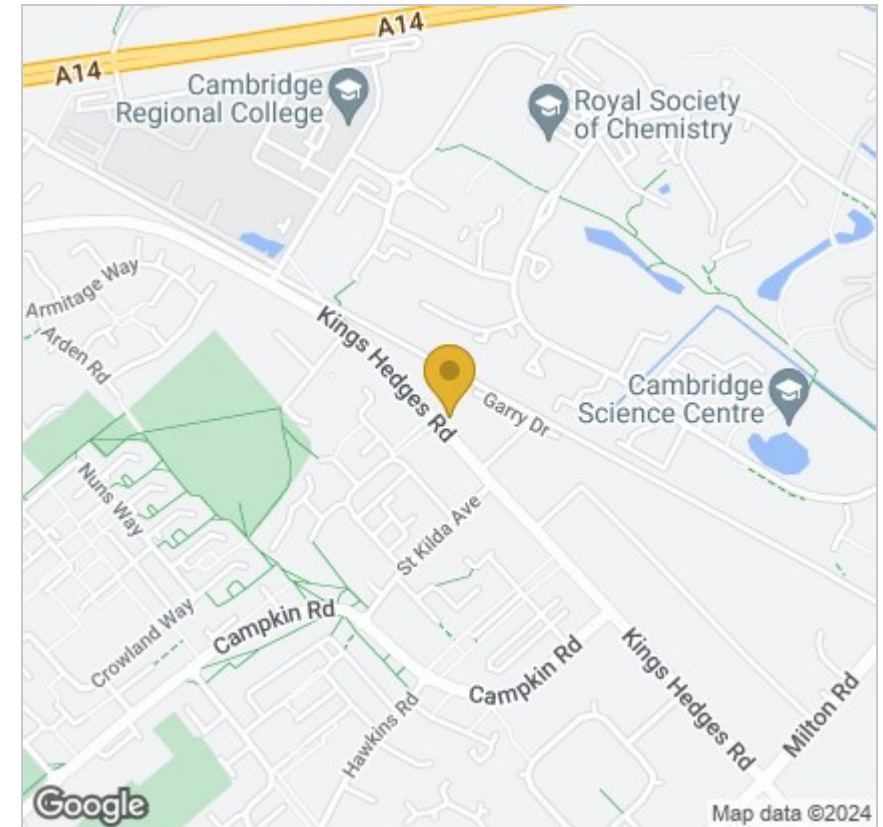


Floor Plan

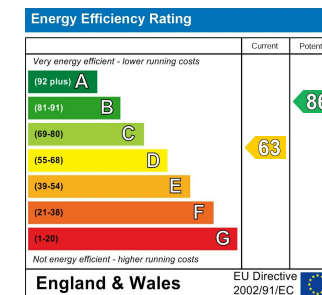


Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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