



12 Lichfield Road
Cambridge, CB1 3SS

Guide price £700,000

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- 4 bedrooms including fantastic loft conversion
- En-suite
- Large garden
- Sought-after location

A 4-bedroom semi-detached house with a loft conversion, en-suite and lovely southeast-facing garden.

This family house is just under 1200 sq.ft and in an excellent location just off Cherry Hinton Road and just a 7-minute cycle to the Station.

The accommodation has been extended at the rear and also has a loft conversion. There is a lovely bay-windowed sitting room at the front. The living/family room has been extended with a vaulted ceiling and Velux roof light plus double doors provide views and access to the garden. The kitchen is fitted with a range of units, an oven, hob and extractor and there is a door to the garden. There is also a hallway and cloakroom with WC.

Upstairs there are three bedrooms, two are doubles, and a family bathroom with a shower over the bath and a towel rail.

On the second floor, there is a fantastic main bedroom with a large window overlooking the garden and two velux windows to





the front. There is eaves storage and an en-suite shower room and WC.

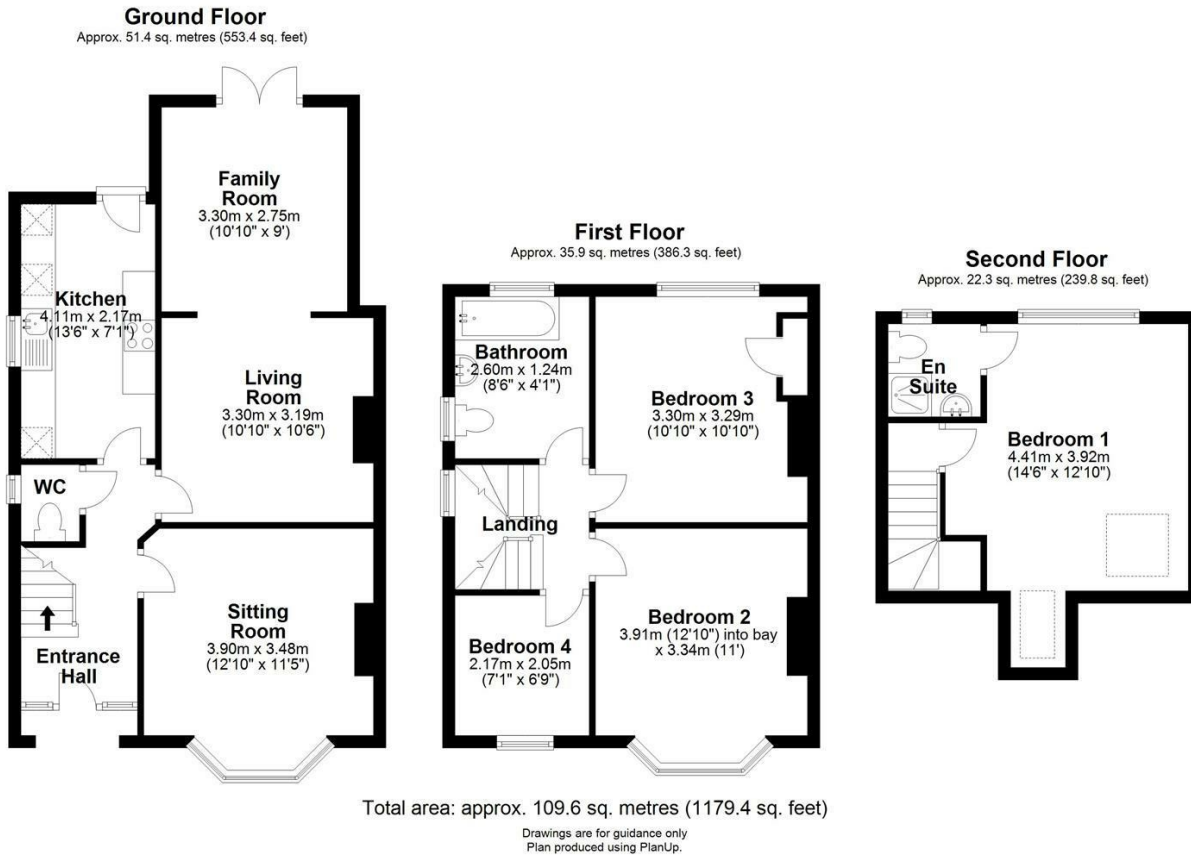
The house has lovely stripped wood flooring to the main reception areas, double glazing and gas central heating.

Outside, at the front, there is parking and a garden. A wide gated access at the side leads to the rear garden which is a really good size and offers good privacy. It faces southeast and is mainly lawned with mature hedges and trees. There is a patio and a covered seating area. There are three sheds

Lichfield Road is a popular location just off Cherry Hinton Road, and within easy reach of Mill Road, so is perfect for those wanting local amenities and shopping. It is particularly popular with families and those wanting access to the Station and Addenbrookes.



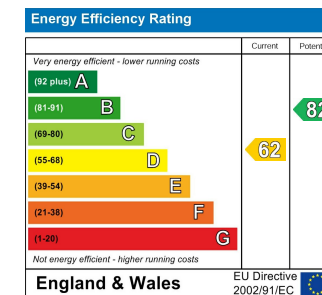
Floor Plan



Area Map



Energy Efficiency Graph



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:

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