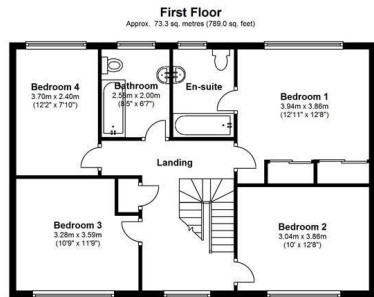
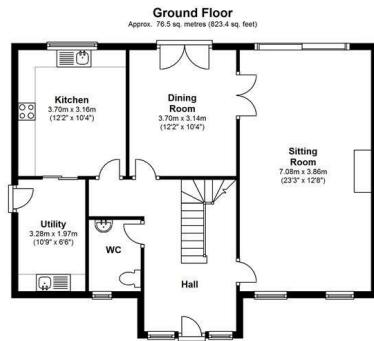




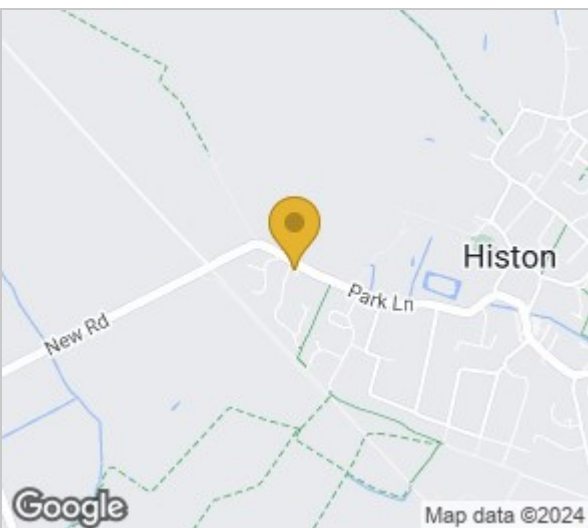
77 Park Lane, Cambridge, CB24 9JJ  
£2,250 Per month



# Floor Plan



Total area: approx. 149.8 sq. metres (1612.4 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	82

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.

# Accommodation

- Unfurnished
- Available immediately
- Double garage
- Pets welcome

A 4-bedroom detached house with a double garage, in a non-estate position on one of the most popular roads in the village.

On the ground floor, all the main rooms overlook the southwest-facing rear garden and are accessed from the central entrance hall, which is wide and welcoming, and has understairs storage and a downstairs cloakroom with WC. The living room is over 23ft and has a dual-aspect including sliding doors to the rear garden and a gas fireplace. French doors lead to the dining room, which also has doors to the garden.

The kitchen/breakfast room is an excellent size with plenty of fitted cupboards and worktops, there is a separate, good-sized, utility room with a door to outside.

Upstairs there is a large and open central landing. There are four double bedrooms, The two bedrooms at the front enjoy lovely countryside views. The main bedroom has built-in storage and an en-suite bathroom, there is also a family bathroom with white suites and wall-tiling.

There is gas central heating and double glazing. The property is currently being redecorated throughout.

The house has a broad frontage and a corner position, the front garden is mainly lawn. There is side access to the rear garden which is a good size, mainly laid to lawn with a patio adjoining the rear of the house. There are mature trees and hedging to the borders. Beyond the rear garden is a large double garage, with two off-road parking spaces in front.

///definite.depth.houseboat



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