



18 Izaak Walton Way
Cambridge, CB4 1TY

Guide price £550,000

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18 Izaak Walton Way Cambridge, CB4 1TY

- Close to the River Cam and Chisholm Trail
- Open plan kitchen to the dining room
- Easy access to Cambridge North

An extended semi-detached house with a loft conversion, situated close to the river, with a mature garden, garage and driveway.

This family home has over 1100 sq ft of accommodation. There is an entrance hall with a cupboard and stairs to the first floor. The living room is a good size with a fireplace. Double doors lead into the open plan kitchen and dining room, which is 'L'-shaped, with windows and French doors to the rear garden. The kitchen is well equipped with a range cooker, extractor fan, microwave oven and dishwasher.

The first floor has two double bedrooms, a single bedroom and a bathroom with a rain effect shower over the bath. The top floor has a double bedroom with skylights and there is storage cupboard off the landing.

The central heating is gas with a combination boiler, which was replaced last year. The windows are double glazed and the gutterings have been replaced.





The driveway leads to a garage which has power and light. There is potential to adapt part of the garage to a downstairs wc, subject to the usual permissions. The rear garden has a patio area and the remainder is laid to lawn with mature trees, plants and shrubs and there is access to the rear of the garage. At the end of the garden is a summerhouse with a re-felted roof.

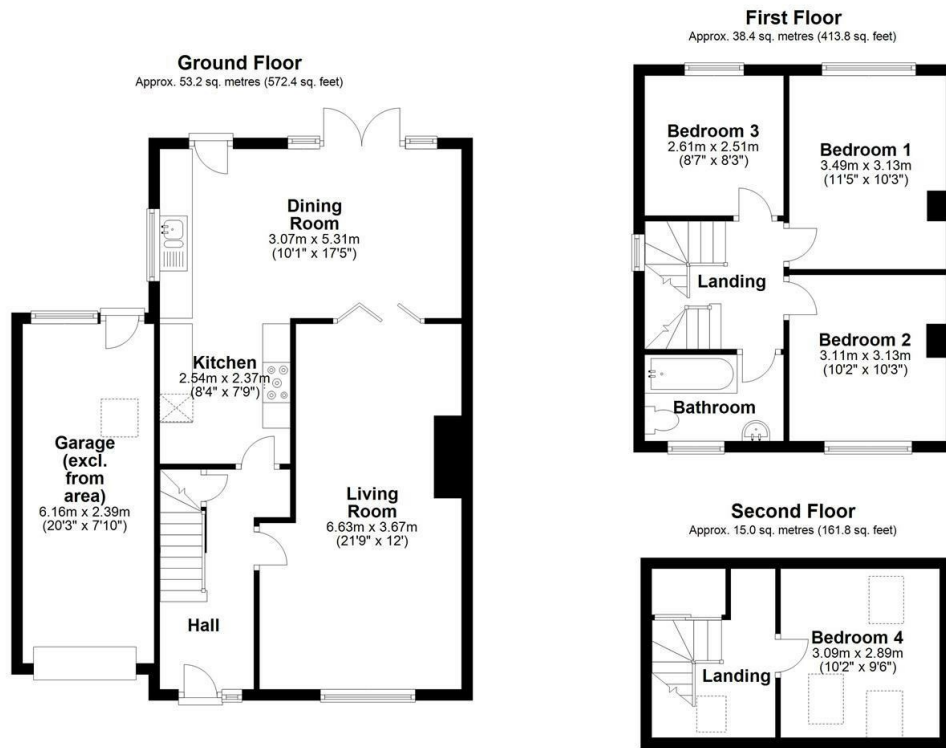
Izaak Walton Way is in Chesterton, just off Fen Road. It forms part of a popular estate of similar style homes that are always popular with families. The river is a 5-minute walk, Cambridge North is a 9 minute walk and the Science Park is about 1 mile away. There are plenty of green spaces nearby and also access to the Chisholm Trail. All in all a great location on the northeast side of the City.

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What3Words:///ledge.porch.sing



Floor Plan



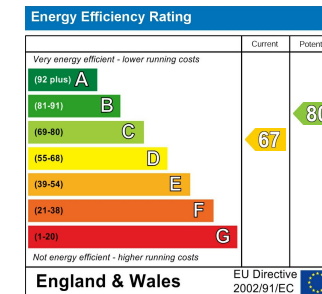
Total area: approx. 106.7 sq. metres (1148.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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: E

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