



GRAY  
TOYNBEE



51 Barrons Way, Comberton,  
Cambridge, CB23 7EQ

**Guide price £475,000**

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## 51 Barrons Way Comberton, CB23 7EQ

- 3-4 bedroom family house
- Spacious well appointed accommodation
- Popular village

An immaculate, refurbished, three-bedroom semi-detached house with a garage, located in a quiet position, within walking distance of Comberton Village College.

This spacious (1263 sq. ft.) family home is in good condition and provides well-planned accommodation perfect for a family. On the ground floor is a large open-plan living/dining room with a fireplace, exposed floorboards and double doors to the garden. The kitchen is a good size and has been refitted, there are plenty of cupboards, wooded worktops and tiled floor as well as a door to the rear garden. There is a study/occasional fourth bedroom, a cloakroom and a hallway.

Upstairs, off the landing, are three good-sized bedrooms. Two are doubles and have fitted cupboards. The bathroom has been refitted and has a shower over the bath, WC, and towel rail.

The house has beautiful stripped wood floors almost throughout. The decor is neutral and in good order. There is oil-fired central heating and double glazing.

The house is off the main road and







accessed via a pathway at the front where there is a garden. The rear garden is enclosed by walling and is mature, with raised beds, lawned areas and a patio. There is a door to the garage and a gate to the rear driveway where there is parking.

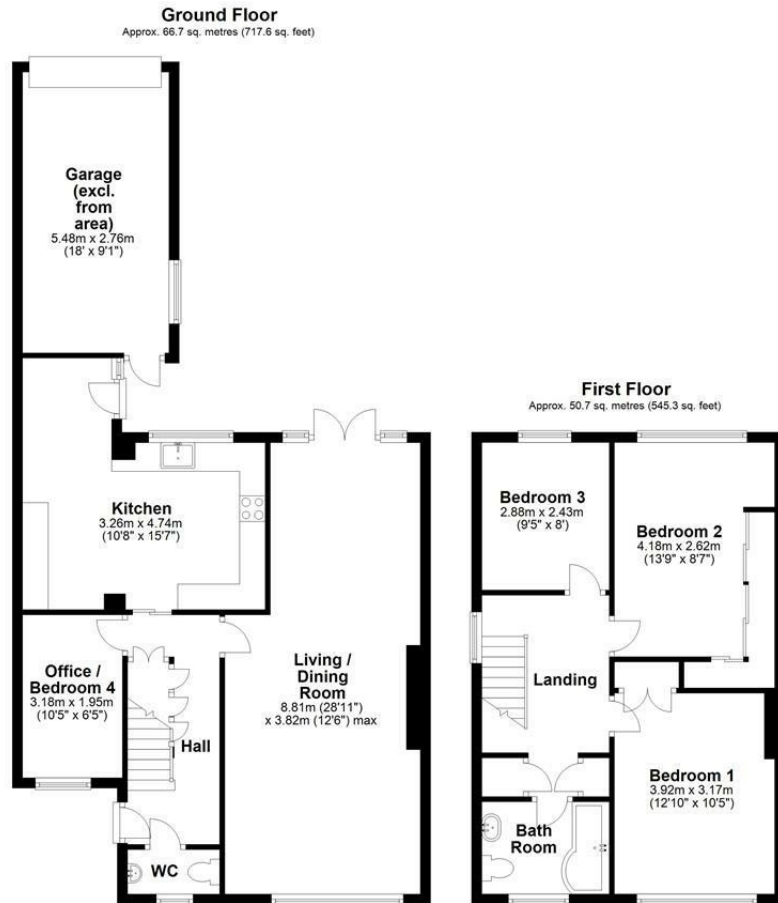
Comberton is a popular and well-served village located to the west of Cambridge. Access to the city is easy by car, and there are also various cycle routes. There is local convenience shopping in the village and plenty of additional options in the surrounding area. Schooling is excellent with both primary and secondary facilities in the village.

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## Floor Plan



Total area: approx. 117.3 sq. metres (1263.0 sq. feet)

Drawings are for guidance only.  
Plan produced using PlanUp.

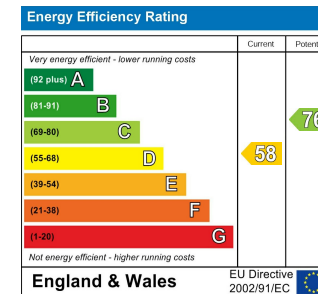
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: D

## Area Map



## Energy Efficiency Graph



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