



51 Barrons Way, Comberton,
Cambridge, CB23 7EQ

Guide price £475,000

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.

SAT NAV: CB23 7EQ. What3words: [///clipboard.connects.clown](https://www.what3words.com/clipboard.connects.clown)



Floor Plan



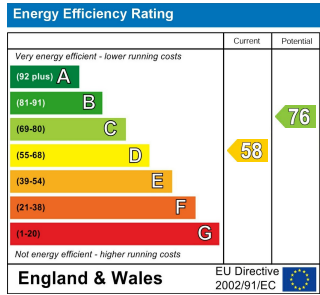
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

