



GRAY
TOYNBEE

St. Philips Road
Cambridge, CB1 3DA

£2,750 Per month



St. Philips Road Cambridge, CB1 3DA

- Wonderfully renovated
- Modern finishes
- Furnished
- Available end of October

A fine example of a superbly well renovated and extended 3 bedroom property, with high specification finishes throughout, located in the very popular Mill Road area of the City.

The property has been completely updated and balances modern, contemporary specifications with the period features in keeping with a property of this era.

On the ground floor, there is an entrance hallway with stylish floor tiles, leading to the open-plan living and kitchen area spanning the entire property depth. At one end is a large bay window, at the other bi-fold doors, and there are Velux's over the kitchen area creating a very light space throughout. There is herringbone flooring and a beautiful decorative fireplace. The kitchen adds a modern twist with black cabinets and solid oak worktops. The washing machine, fridge freezer, dishwasher, microwave oven, oven and hob are all seamlessly integrated and the sink with insinkerator cleverly housed in the kitchen island.





Beyond the kitchen are the bi-fold doors leading to a raised patio area and a good-sized garden. There is also a downstairs cloakroom and feature column radiators.

Upstairs there are three bedrooms and the family bathroom. The primary bedroom to the front is a large double that has two large windows and integrated alcove cupboards. The second bedroom is a good-sized double and the third is a large single, with a picture window overlooking the rear garden.

The family bathroom has been superbly fitted freestanding bath, shower enclosure black fittings and trims, and microcement walls.

The garden is an excellent size and has lawn, boarder shrubs and trees, and an additional seating area towards the back.

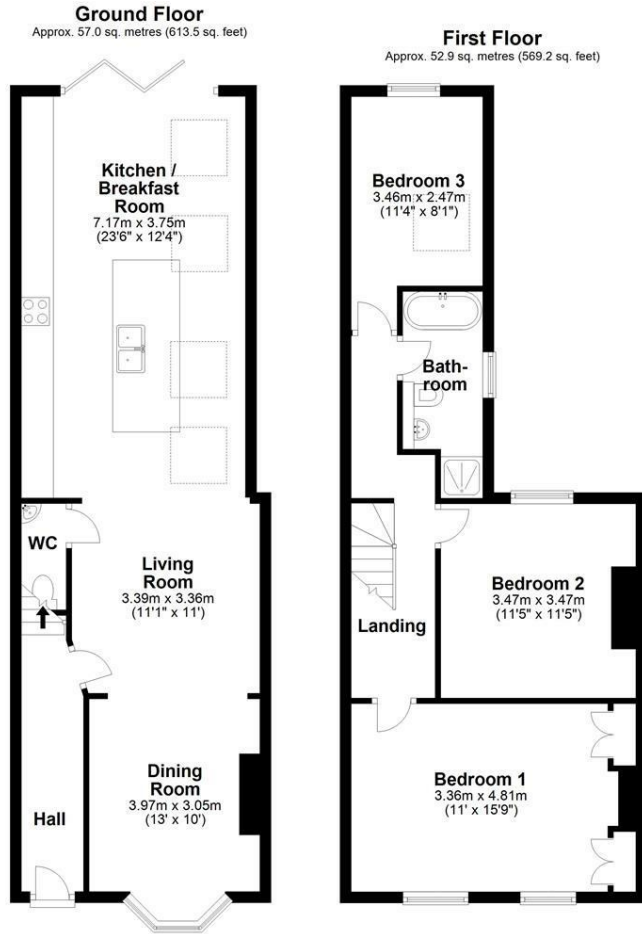
The property is furnished and is available from the end of October.

Council Tax Band: B EPC: D

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Floor Plan



Total area: approx. 109.9 sq. metres (1182.7 sq. feet)

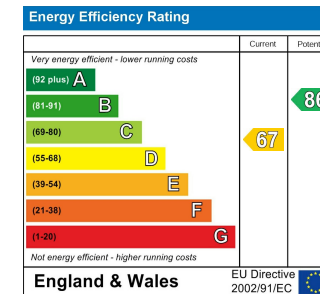
Drawings are for guidance only
Plan produced using PlanUp.

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.

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

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