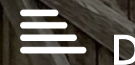




8 Oak Crescent, Dry Drayton,  
Cambridge, CB23 8BY

**Guide price £500,000**





## 8 Oak Crescent

Dry Drayton, CB23 8BY

- House and annexe
- Versatile, open plan living space
- Large workshops

A deceptively large and extremely versatile 4 bedroom family home, with an annexe, loft room and large workshop.

This semi detached house has been extended by the current owners to provide spacious family accommodation that is well presented and particularly flexible.

There is a hallway with stairs and storage space below. The dining room overlooks the front garden and is open to the living room which has an electric fire. The living room leads to the sitting room which has double doors to the garden. The kitchen/breakfast room has been beautifully refitted with extensive cabinets, stone worktops, and integrated appliances including a microwave, two ovens, an induction hob and extractor, a dishwasher and a fridge freezer. There is also a study, and utility room.

The annexe is a particularly good size, and perfect for a dependent relative. It is accessed from the kitchen and comprises a living room, a double bedroom with







doors to the garden, and a large wetroom.

On the first floor, there are three bedrooms and a refitted bathroom.

On the second floor, there is a large loft room with three Velux windows.

The house is in good decorative order and has gas central heating and double glazing.

At the front, there is a garden that extends to the side and offers a well-sized lawn area. At the rear, there is a decked area, plenty of parking and two large timber workshops.

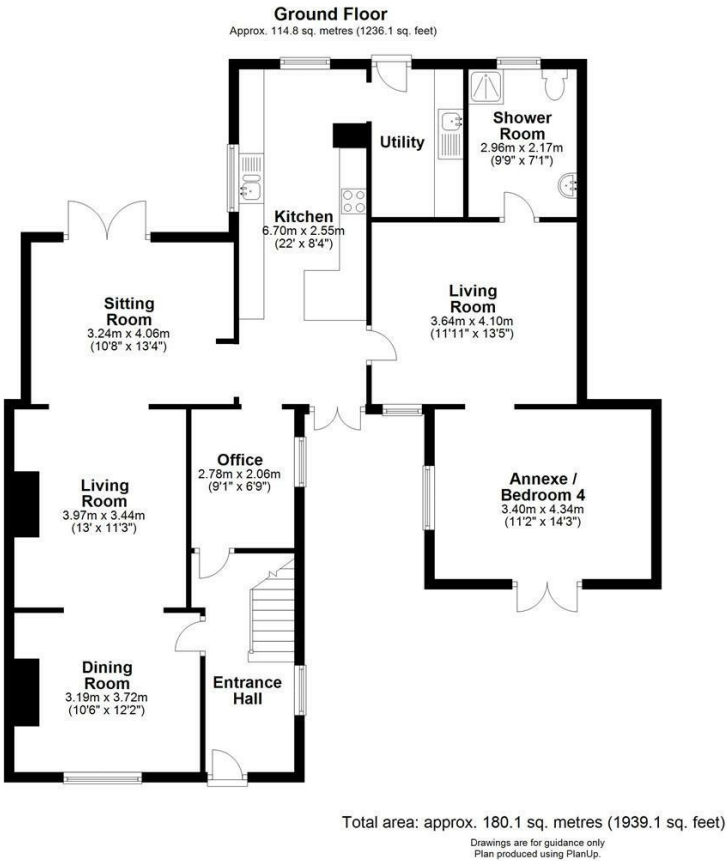
Agents note: we understand that bedroom four and the loft room do not have planning permission or building regulations.

SAT NAV: CB23 8BY. What3words: ///scripted.sharpen.other





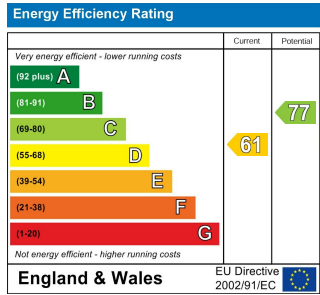
Floor Plan



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: C

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.

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