



54 Charger Road
Trumpington, Cambridge CB2 9EA

Guide price £800,000



54 Charger Road

Trumpington, CB2 9EA

- Stunning views over Trumpington Meadows Nature Reserve
- Three double bedrooms
- No onward chain
- Energy Rating 'B'
- High ceilings on both floors
- Bedroom 1 has an ensuite shower room, dressing area and good size roof terrace

A three double bedroom semi-detached house with an integral garage situated in an enviable position with a stunning view over Trumpington Meadows Country Park.

This property has an enviable position looking out directly over this nature reserve and has over 1400 square foot of accommodation. On the ground floor there is a good size entrance hall with access to the integral garage and a useful understairs cupboard. The kitchen/dining/living room has high ceilings and bi-folding doors leading out onto the patio. The kitchen area is well equipped with a range of built-in appliances including a fridge/freezer, electric oven, gas hob with an extractor with a fan above and a dishwasher. There is space for a dining table and bi-folding doors open out onto the patio.

To the first floor are three double bedrooms, the ensuite shower room and the bathroom. Bedroom 1 is a lovely room with access leading onto the roof terrace looking out onto the nature reserve and has a stunning





view. There is also an en-suite shower room and dressing area. There are two further double bedrooms and the bathroom with a shower and a separate bath. The integral garage is a good size and has power and light and a utility cupboard which houses the boiler and plumbing for a washer/dryer.

The rear garden has a patio area and a variety of plants and shrubs and to the front of the property is a storm porch and bin storage cupboards.

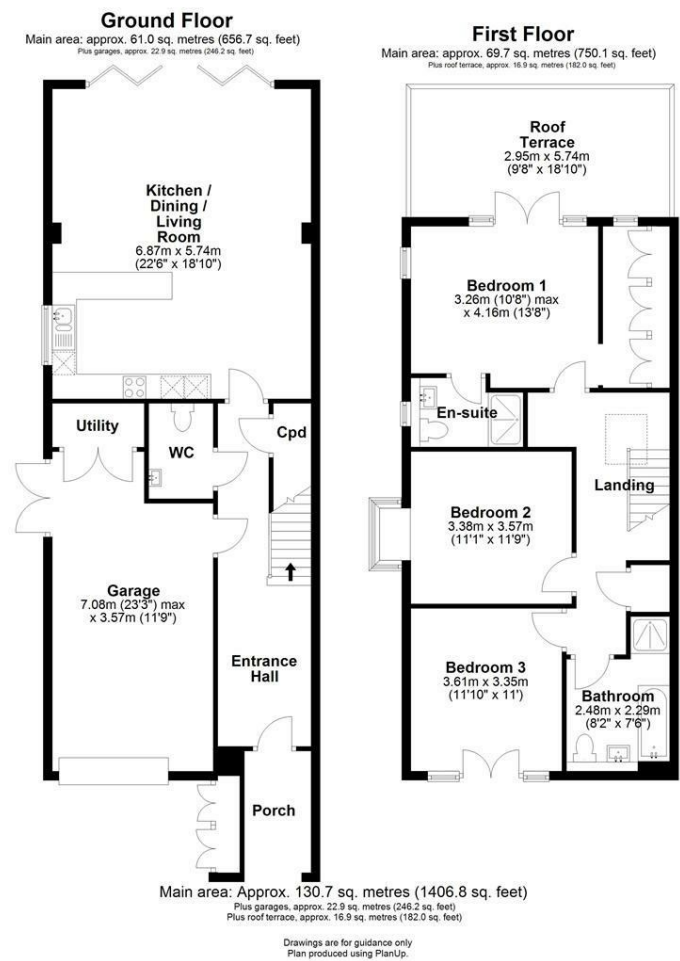
What3Words:///gown.nuns.feel

Sat Nav: CB2 9EA

The location is perfect for Addenbrookes and the bio-medical campus, which can be reached in minutes. The city centre is an easy bike ride away, as are many of the top schools. There are excellent local facilities in Trumpington and nearby Great Shelford. Cambridge South train station, which is nearly complete at the Addenbrookes, is a 10-minute walk away. Green space adjoins the house with open countryside right outside the front door, and of course, the Gog Magog Hills are nearby as well.



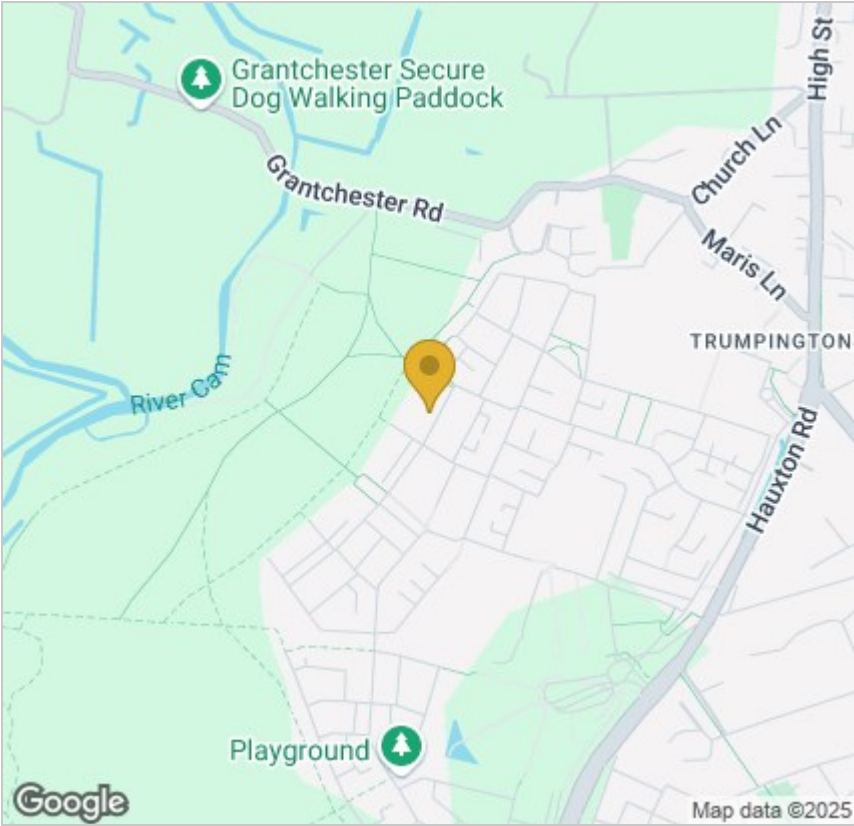
Floor Plan



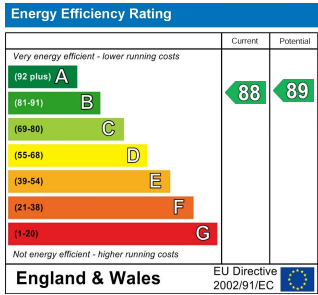
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

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.

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

