



GRAY
TOYNBEE

17 Chestnut Grove
Cambridge, CB4 1BE

Guide price £525,000



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- Quiet position backing onto recreation ground
- Refurbished accommodation
- Original features

A 3-bedroom end-of-terrace house, carefully restored and refurbished to provide attractive accommodation, with a large garden, in a quiet position, and backing onto a recreation ground.

This perfect family home is located off Chesterton Road and less than 10 minutes by bike to the City center, Cambridge North Station and the River. The accommodation includes a sitting room with an attractive wood burner and a stripped wooden floor. The kitchen/dining room has a range of base and eye-level units with fitted oven, hob and extractor and an integrated dishwasher. There is an understairs storage cupboard and a pantry. A door leads to the rear lobby, which has space for a washing machine and a door to the garden. Beyond the lobby is the shower room, which has been refurbished.

Upstairs there are three bedrooms off a lovely light landing which has the loft access and an airing cupboard. Two bedrooms are doubles and the third room is a good size single





room. The whole of the first floor has original stripped floorboards.

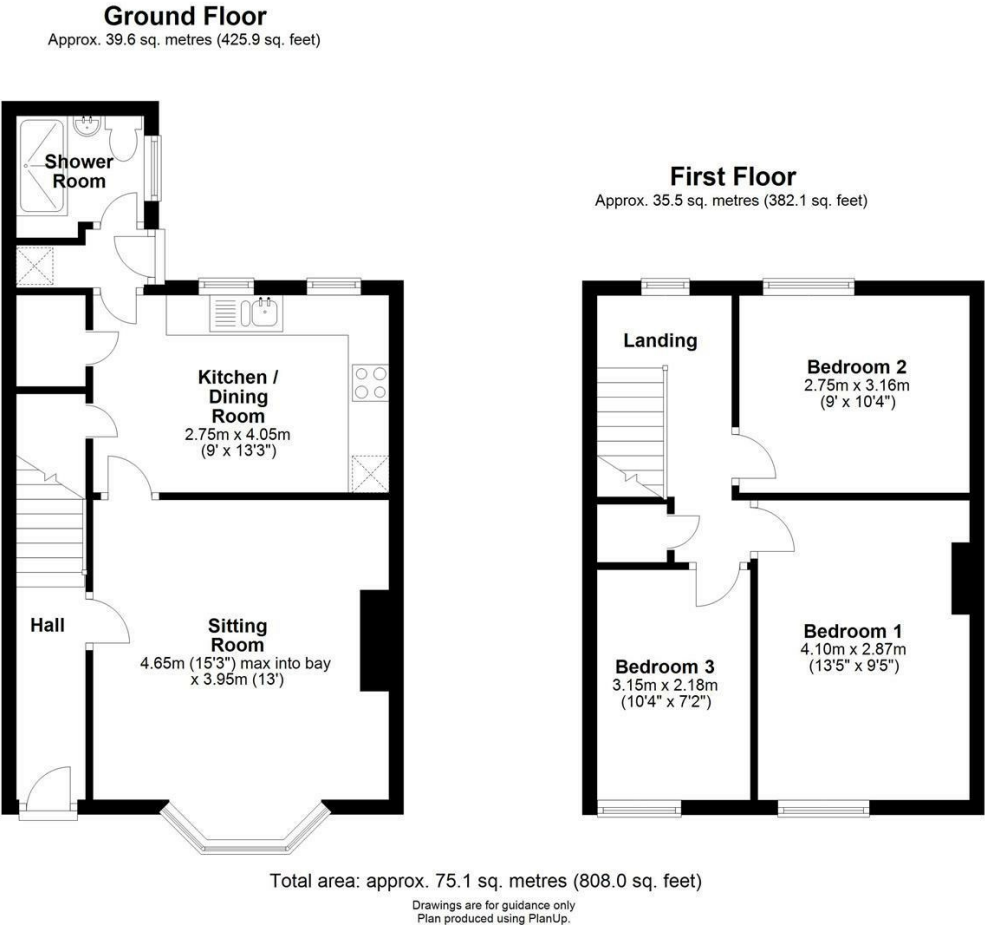
The house has gas central heating, upstairs windows are primarily double glazed and the sitting room has underfloor insulation.

The house is set well back from the road and at the front has a pretty garden enclosed by a picket fence. Secure gated access leads to the rear, where there is a wonderful garden that is surprisingly large and beautifully kept, with mature trees and shrubs, and stocked flower beds. There is a timber shed, and the whole is enclosed. Beyond the rear garden is the Chestnut Grove Recreation Ground.

What3words: ///shades.flap.ranks



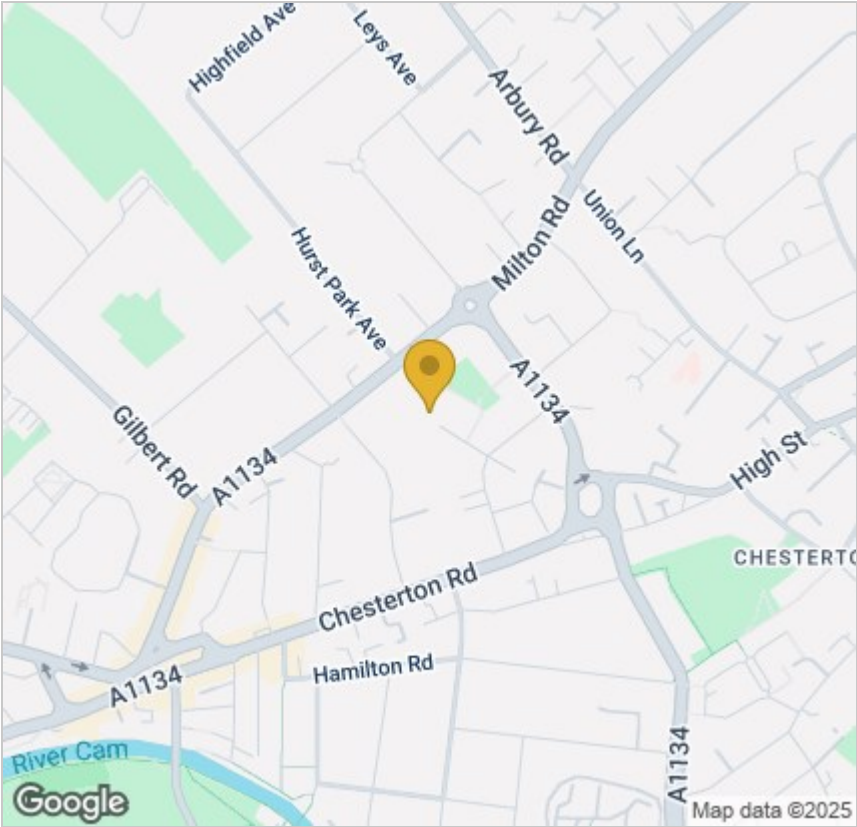
Floor Plan



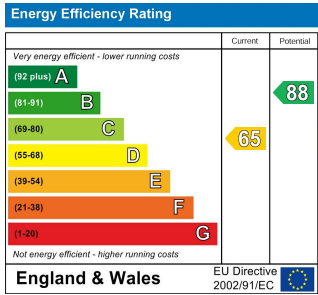
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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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

