

17 Cavesson Court  
Cambridge, CB4 3TB

Guide price £425,000





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- Lovely position
- Large garden
- EPC rating C
- Garage

A 3-bedroom semi-detached house with a garage and a wonderful garden, just off Histon Road.

This modern 695 sq. ft home is in a quiet cul-de-sac and offers well-planned accommodation, within easy reach of the Science Park and A14.

There is a spacious hallway, the kitchen is fitted with an integrated dishwasher, and there is space for appliances, the gas boiler (installed in 2021), and a breakfast table. The living/dining room is a good size and overlooks the garden, there are sliding patio doors and a useful understairs cupboard.

Upstairs, there are three bedrooms, two of which are doubles and have recesses for wardrobes. The bathroom was refitted in 2023 and has a shower over the bath, basin and WC.







The house has gas central heating and double glazing.

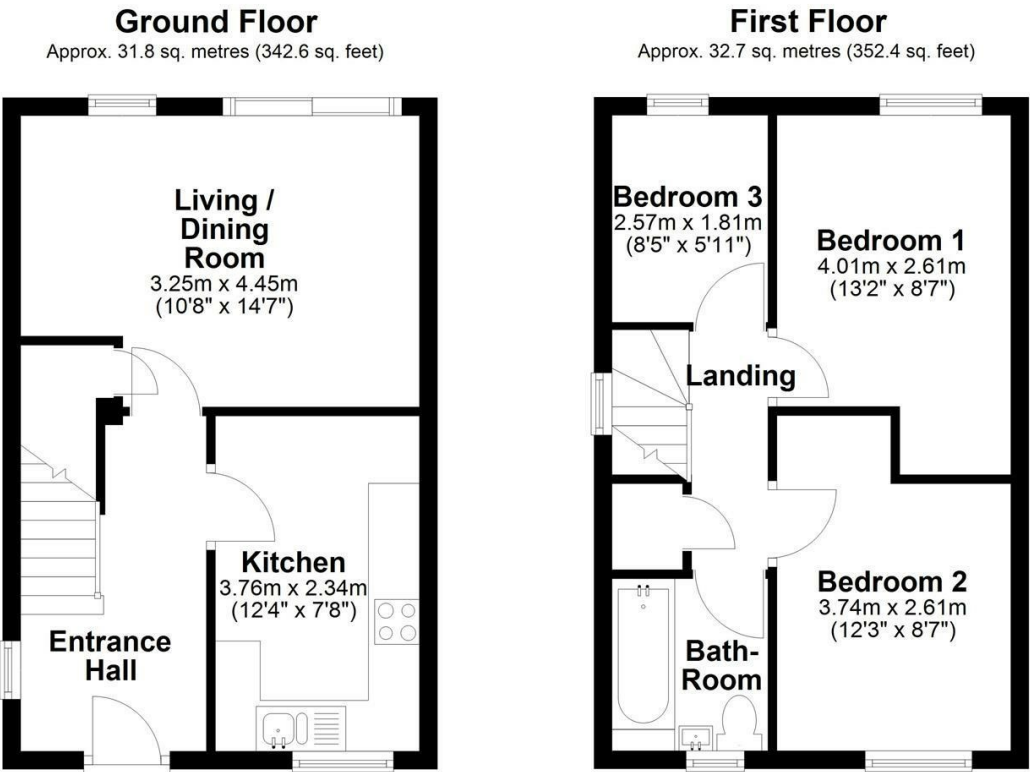
At the front, there is a parking space and a garage. The front garden is lawned, and a side gate leads to the rear garden, which is large and extremely private. There are a variety of trees and shrubs, as well as a good-sized lawn. A gate at the end of the garden leads out to a passageway to Histon Road.

What3words: ///dogs.acting.drift





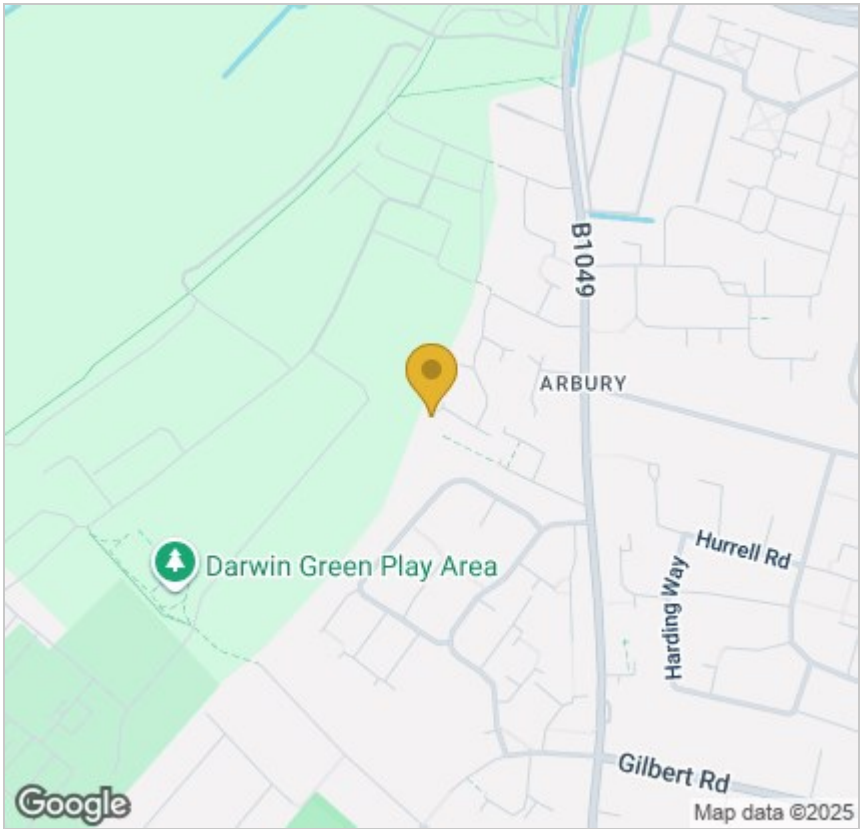
Floor Plan



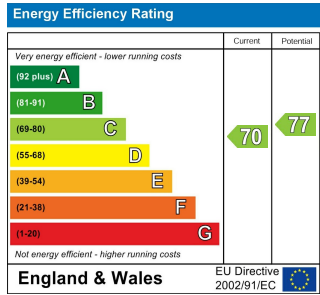
Total area: approx. 64.6 sq. metres (695.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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: