



14 Brownlow Road  
Cambridge, CB4 3NG

**Guide price £550,000**





## 14 Brownlow Road Cambridge, CB4 3NG

- 982 sqft / 91 sqm
- Detached bungalow
- Garage and driveway
- EPC - C / 71
- Council tax band - D
- No onward chain

A well-proportioned single-story residence with a garage and private rear garden, enjoying a quiet, near central city location, close to the Science Park and A14/M11 road networks, for sale with no chain.

There is an entrance hall with custom-fitted cupboards, finished with engineered wood flooring which continues through to the inner hallway, providing access to the shower room, bedrooms and a boarded loft with a pull-down ladder.

There is a bright kitchen/dining room with a peninsula and a modern range of base and eye-level units; integrated appliances include a double oven and induction hob with extractor over. The living room has a Velux window and a gas fireplace. Double doors lead through to the conservatory which is double glazed and central heated. There are 3 bedrooms, 2 with built-in wardrobes and 1 with a bay-window and an ensuite W.C with a wash hand basin.

Outside there is a well-tended open-plan front garden and driveway which leads to a garage with electric roller door, partitioned





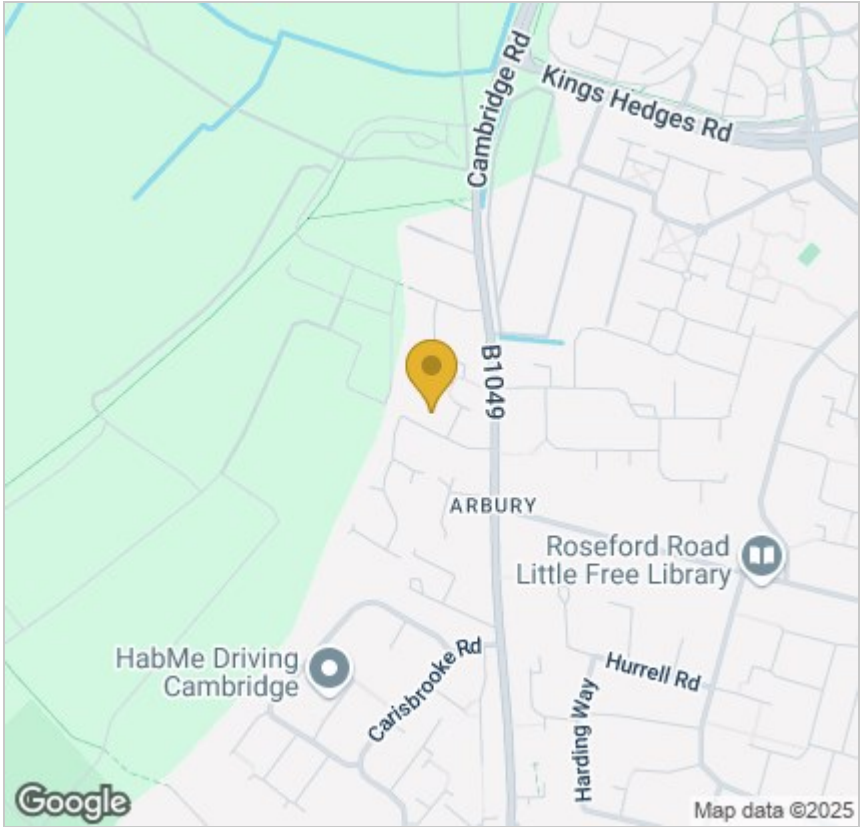
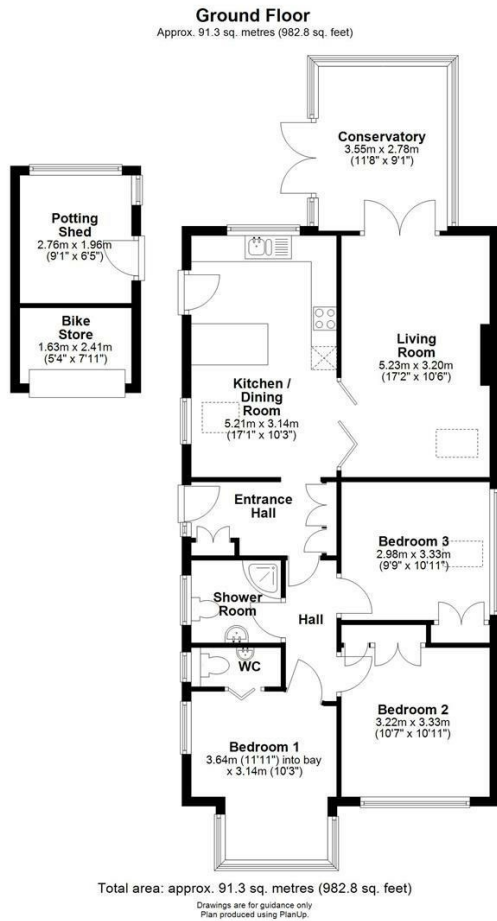


into a safe storage for mobility scooter and/or bicycles and at the back a garden tool store and potting up room. The rear garden offers a superb degree of privacy and is mainly shingled and paved for ease of maintenance.

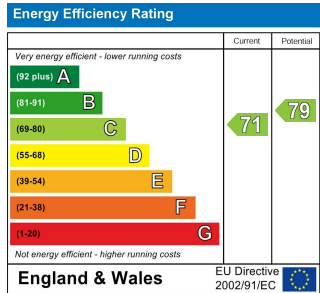
Brownlow Road forms part of an established residential area located on the north side of the city just off Histon road. Nearby are a number of shops including a Co-op, Aldi and Iceland, as well as a variety of eateries and pubs. Just a 10-minute cycle ride away is Eddington which offers additional amenities. The A14/M11 road networks are just over a mile away and Cambridge North Railway Station is a 15-minute cycle-ride offering direct links to London. The Cambridge Science Park is also nearby as well as Milton Country Park which is set in 95 acres, has 2 miles of pathways, a café, lakes and woodlands to explore.

Agents Note: The property is of non-standard construction. Further details and the past survey is available by request.





## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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 Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)