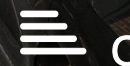




11 Hoadly Road
Cambridge, CB3 0HX

Guide price £895,000



11 Hoadly Road

Cambridge, CB3 0HX

- Wonderfully presented extended accommodation
- 4 double bedrooms
- Landscaped garden
- Off-road parking
- Mayfield Primary School and Chesterton Community College catchment area

A fine example of an extended and renovated 4-bedroom semi-detached home with off-road parking and a wonderful landscaped garden, located in a quiet residential street on the north side of the City.

11 Hoadly Road is superbly presented with a clever mix of modern, contemporary finishes combined with classic 1930s style, spread over almost 1,400 sq.ft of accommodation.

On the ground floor, behind the original stained glass door, an entrance hall leads through to the fantastic kitchen/dining/family room with bi-fold doors opening out to the garden. The kitchen is fitted with shaker-style units under an oak worktop with a gas hob and a useful breakfast bar.

The overall space is well-designed to allow for a large dining table adjacent to the kitchen as well as a seating area underneath an impressive sky lantern and bi-fold doors looking





into the landscaped garden. There is a separate living room to the front of the property which features a bay window, log burner, built-in alcove storage, and glass double doors between the dining room to create a separate space. There is a utility on the ground floor with excellent storage options as well as a study space.

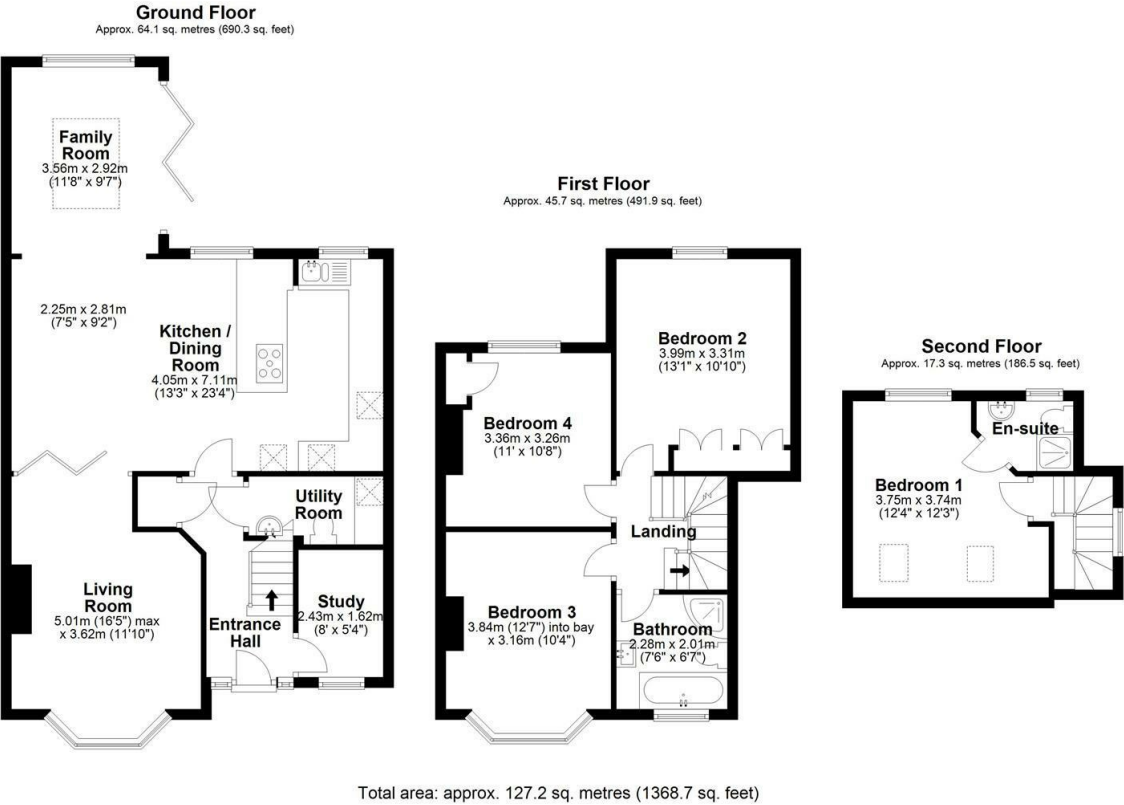
On the first floor, there are three good-sized double bedrooms. The family bathroom has been stylishly refitted and features a bath, separate shower, WC, basin with vanity unit, and heated towel radiator. On the second floor, there is a fourth double bedroom with an en-suite.

The garden is really quite special and has been cleverly landscaped and designed. It features an outside seating area and a pergola, wonderfully planted beds to the borders, and a feature pond. Beyond this, there is a further lawn and garden shed. There is off-road parking, and the property has solar panels with batteries.

Hoadly Road is a very popular location accessed from Huntingdon Road, via Woodlark Road or Eachard Road, and provides easy access to the city, amenities and schools. Sat Nav: CB3 0HX What3Words: ///modest.angle.they



Floor Plan



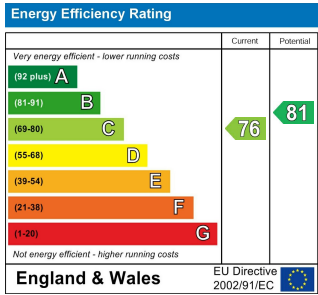
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

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

