



39 Frenchs Road  
Cambridge, CB4 3JZ

**Guide price £525,000**



## 39 Frenchs Road

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- Two bedrooms
- Large garden
- Off-road parking
- Excellent location

A two-bedroom, semi-detached property presented to an excellent standard, with off-road parking and a large 100ft garden, located on a quiet residential street.

39 Frenchs Road is a lovely family home that has been beautifully maintained and improved by the current owners. On the ground floor, there is solid oak flooring throughout the entrance lobby and the large living room, which also features a wood-burning stove, clever use of alcove storage, and a large window overlooking the landscaped front garden.

Beyond the living room is the kitchen, which was refitted in 2014. It includes a range of cabinets, solid wood worktops, Butler sink, an integrated dishwasher, and tiled floor. There is a very useful separate utility area that houses the combi-boiler as well as sink and storage area, and there is access to the side of the property and garden.

On the first floor, the primary bedroom is a large double room





and has two windows to the front elevation. There is excellent storage in a cupboard over the stairs as well as a feature fireplace and picture rails. The second bedroom, also a double, overlooks the rear garden.

The family bathroom is well fitted with 'p'-shaped bath, shower above, vanity unit, wc and large heated towel rail. The property is double glazed and has gas central heating.

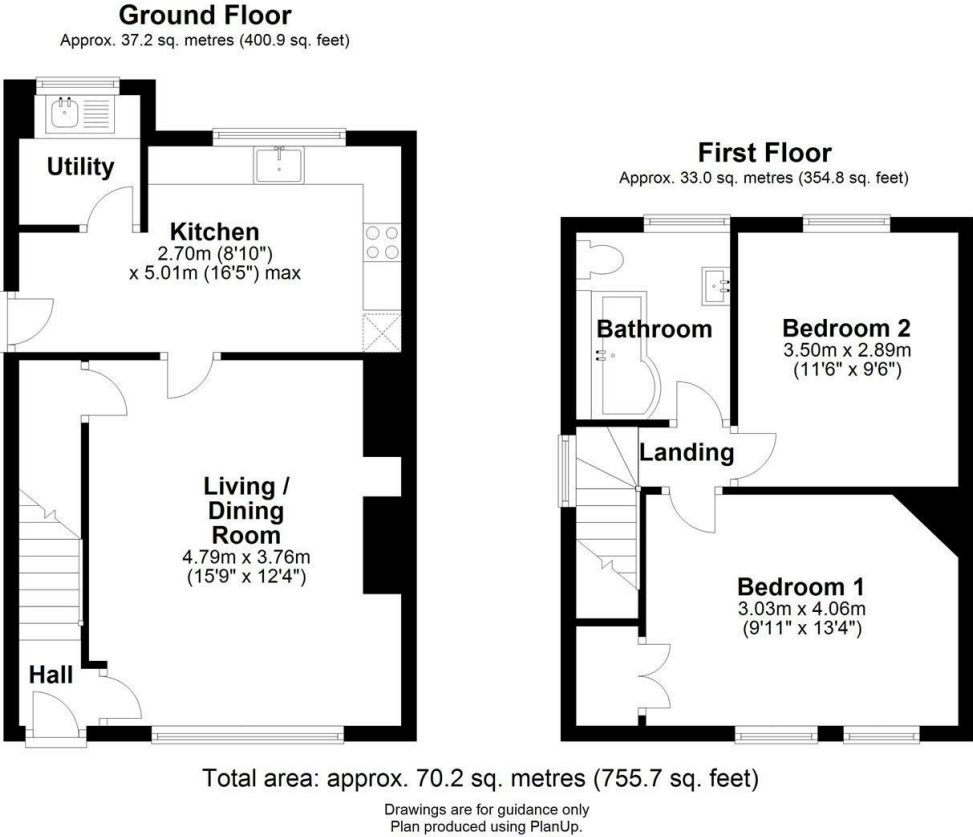
The rear garden can be accessed via a secure gate or from the kitchen and is laid mainly to lawn with border shrubs. It extends to almost 100ft in depth. The front garden has been landscaped and sits behind a low level fence and adjacent to this is a blocked paved off-road parking space

Frenchs Road is a no-through road located just off Victoria Road and a short walk to the amenities of Histon Road. St Lukes Primary school is moments away, and Mayfield Primary is a 15-minute walk away. Jesus Green, Midsummer Common and the City Centre are a short cycle ride away.

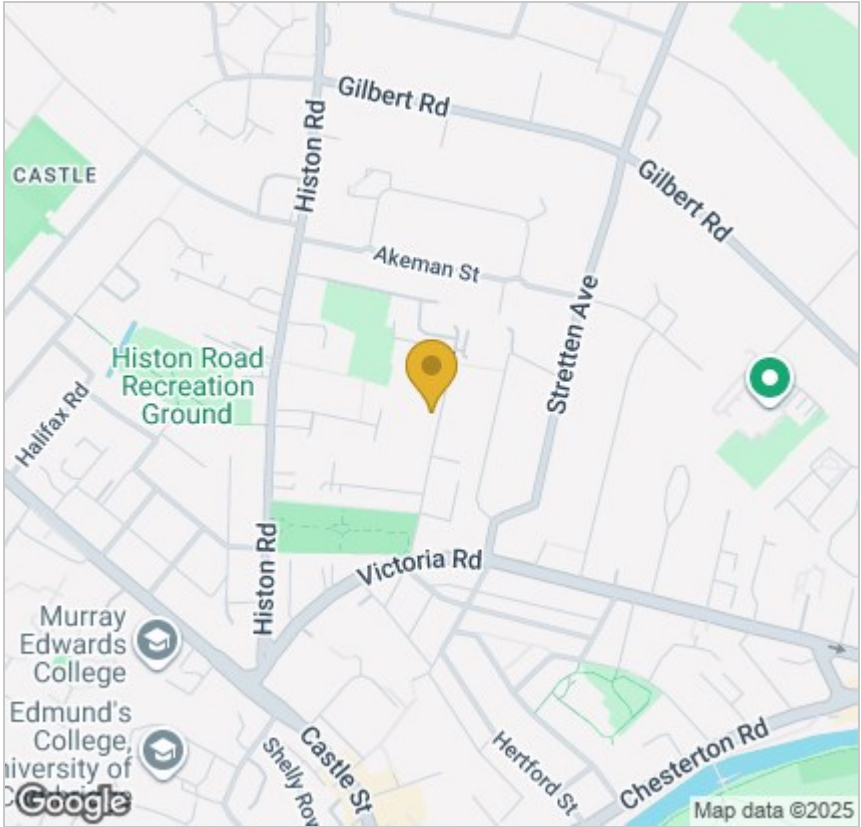
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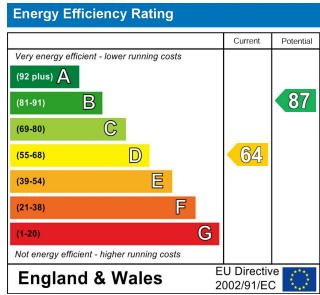
Floor Plan



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: C