



19 Worcester Avenue, Hardwick
Cambridge, CB23 7XG

Offers over £450,000



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- Wonderful Garden
- Solar Panels
- Off-Street Parking
- Comberton Village College Catchment

A well-presented 4-bedroom semi-detached home, extending to approximately 1,230 sq. ft., set back from the road along a shared gravel driveway in this highly desirable village. 3 minutes walk from bus stops for Cambridge, Cambourne and the highly regarded Comberton Village College.

The property enjoys an attractive position, with a front garden and a raised entrance porch which gives a welcoming sense of arrival. Upon entering, there is a useful cloakroom, along with a fantastic and versatile room converted from the original garage. Currently used as a home office, this bright dual-aspect space could suit a variety of uses depending on need.

The main living and dining room is a generous full-length space, enjoying windows to the front and patio doors to the rear, allowing for plenty of natural light. The room is carpeted, adding warmth, and features a log-burning fireplace, perfect for the colder months.





There is useful under-stairs storage and a small area for coats before reaching the kitchen, which is fitted with a range of high and low-level cupboards. There is also a side door leading to the rear garden, an extractor fan, and ample space for white goods and utilities.

Upstairs, the principal bedroom is a well-proportioned double, benefitting from views over the garden and a large fitted mirrored wardrobe. Bedrooms two and three are both doubles, positioned to the front and rear respectively, while the fourth bedroom, currently used as a crafts room, is certainly large enough to be used as a bedroom if required.

The family bathroom is practical and well arranged, with an airing cupboard, power shower over the bath, basin, WC and a window for natural ventilation.

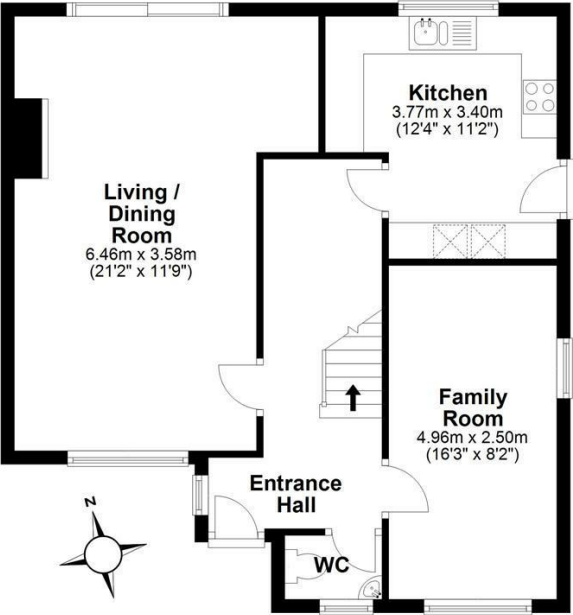
Outside, the rear garden is a lovely feature of the home. It is not too large to maintain, yet offers plenty to enjoy, with a small patio area directly outside the living room, ideal for seating. The mature lawned garden is bordered by a variety of flower beds, with the main feature being a beautiful ceanothus tree, producing striking blue and purple flowers in the spring.

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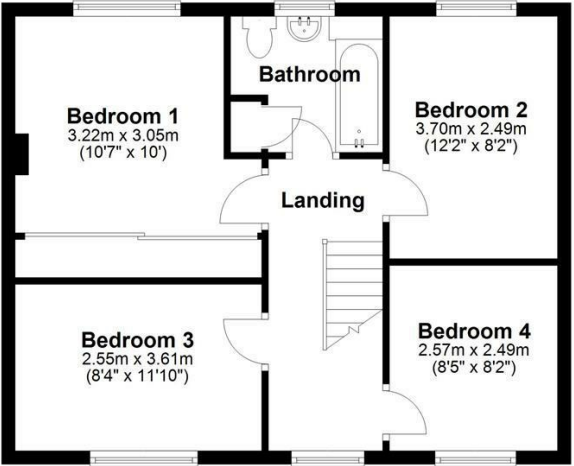
Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)

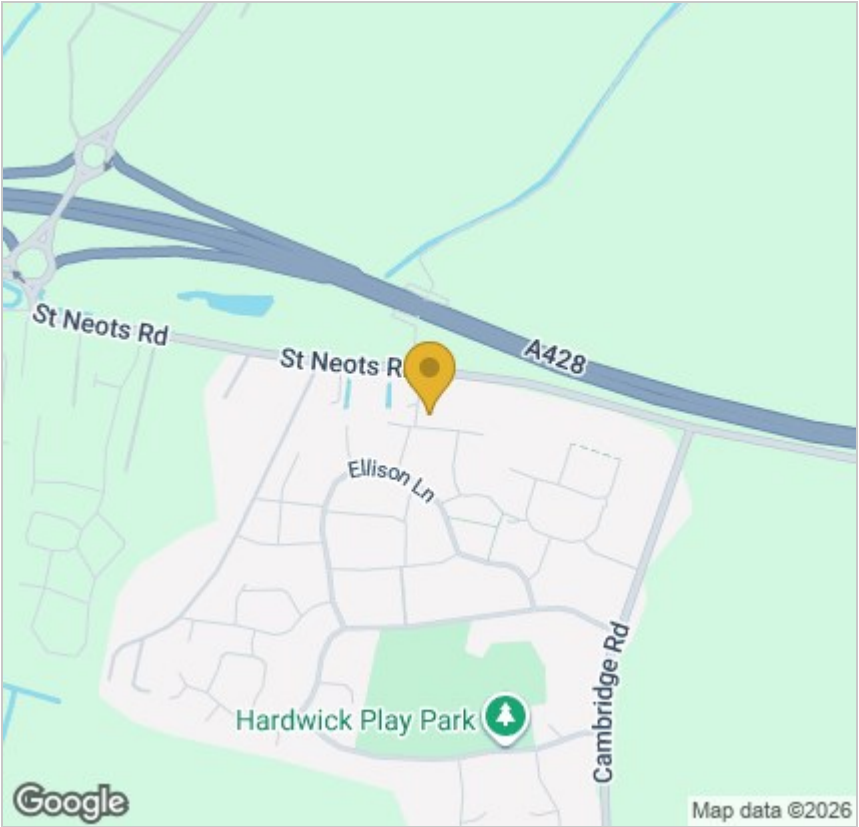


First Floor

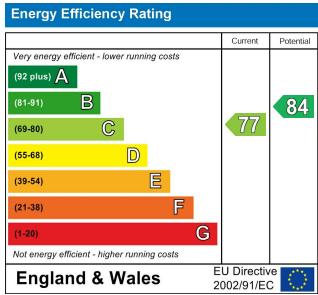
Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)



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.

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