



Malvern Road, Cambridge, CB1 9LD

**CHEFFINS**

## Malvern Road

Cambridge,  
CB1 9LD

A cleverly extended semi-detached residence, requiring some sympathetic updating and improvement, offering highly versatile accommodation arranged over two floors. The property benefits from a private rear garden and off-road parking, and is set on a highly sought-after residential street in Cherry Hinton, within close proximity to ARM, Addenbrooke's Hospital, The Spinney Primary School, and major commuter links. The property is offered for sale with no onward chain.

### LOCATION

Malvern Road is a quiet and well-regarded residential street located off Cherry Hinton Road, to the south-east of Cambridge city centre. The area is popular with families and professionals alike, offering a pleasant suburban setting with excellent access to the city, Addenbrooke's Hospital, and major employment hubs such as the Cambridge Biomedical Campus and ARM headquarters. A wide range of local amenities can be found nearby, including shops, cafés, and restaurants along Cherry Hinton Road and in the nearby villages of Cherry Hinton and Fulbourn. Schooling is well served by a selection of highly regarded primary and secondary schools, including Queen Edith, The Spinney, and Netherhall School. The location is ideally placed for commuters, with Cambridge railway station around 1.5 miles away, providing frequent services to London King's Cross and Liverpool Street. There is also easy access to the M11, A14, and A10 for road connections further afield. Recreational spaces such as Cherry Hinton Hall Park and the open grounds of Coldham's Common are within easy reach, offering green spaces for walking, cycling, and leisure.

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**Guide Price £500,000**





### PANELLED GLAZED ENTRANCE DOOR

fitted with privacy glass leading into:

### ENTRANCE HALLWAY

with wood effect flooring, inset LED downlighters, wall mounted electric radiator, the entrance hall extends down into a further corridor with panelled glazed door leading out to garden with further panelled doors leading into respective rooms.

### OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated Neff 4 ring gas hob with tiled splashback and concealed extractor hood above, integrated Bosch double oven, space and plumbing for washing machine or dishwasher, kitchen island finished to the same specification as the kitchen with continuation of work surface providing breakfast bar, panelled door providing access into understairs storage cupboard, ideal for use as pantry store, wood effect flooring, inset LED downlighters, coved ceiling, stairs rising to first floor accommodation and opening out to dining area with continuation of the kitchen units, wood effect flooring, electric storage heaters, coved ceiling, inset LED downlighters, Velux skylights, full width set of double glazed windows overlooking garden, panelled glazed door leading out onto garden.

### SITTING ROOM

accessed via panelled door from open plan kitchen/dining room, fireplace with stone surround, mantel and hearth, wood paneling around chimney breast with fitted shelving in recess of chimney breast, coved ceiling, full height and almost width double glazed window out onto front aspect.

### BEDROOM 4/STUDY

with wood effect flooring, electric radiator, Velux skylight, double glazed window to front aspect.

### GROUND FLOOR FAMILY BATHROOM

comprising of a three piece suite with accessible panelled bath with hot and cold mixer tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboard underneath wash hand basin, heated towel rail, stone effect flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

## ON THE FIRST FLOOR

### LANDING

loft access, electric storage heater, panelled doors providing access into respective rooms.

### BEDROOM 1

with built-in wardrobes fitted with railings and shelving, double glazed window to front aspect.

### BEDROOM 2

with built-in oversize storage cupboard fitted with shelving, electric storage heater, double glazed window overlooking garden.

### BEDROOM 3

fitted wardrobes with railings and shelving, coved ceiling, double glazed window to front aspect.

### SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted electric Powershower accessed via glazed sliding door, low level w.c. with hand flush, wash hand basin with separate hot and cold tap, tiled surround, tiled effect flooring, heated towel rail, coved ceiling, double glazed window fitted with privacy glass out onto rear aspect.

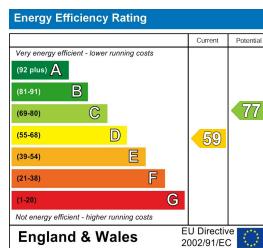
### OUTSIDE

To the front of the property the property is approached off Malvern Road via a dropped tarmac kerb leading up to a block paved driveway with enough parking for two vehicles. This driveway extends to the entrance door, the remainder of the front garden is principally laid to lawn with some mature lavender and other shrubs.

To the rear of the property is a private garden principally laid to lawn with a paved patio area led directly off the rear part of the property and enclosed by a low level brick wall with steps leading up to the lawned area. There are two bedded areas laid to gravel and enclosed via block paved paving creating a pathway leading to the rear part of the garden which is principally paved provides hardstanding area for timber storage shed and greenhouse.

### AGENTS NOTE

Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and the material information cannot be verified.



Guide Price £500,000

Tenure - Freehold

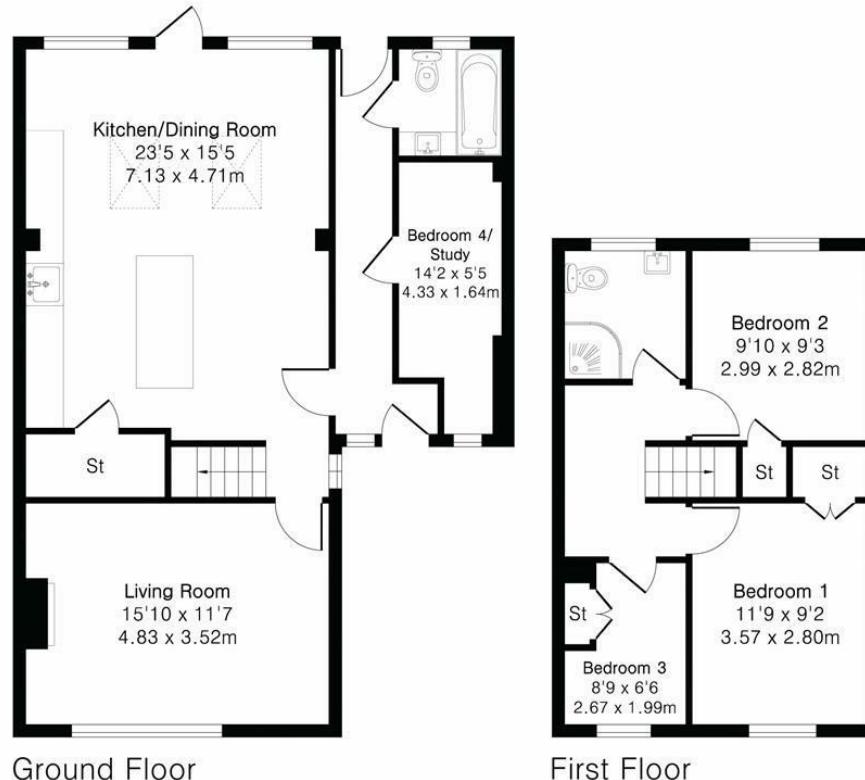
Council Tax Band - C

Local Authority - Cambridge City Council

## Approximate Gross Internal Area 1132 sq ft - 105 sq m

Ground Floor Area 740 sq ft - 69 sq m

First Floor Area 392 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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