



**Radcliffe & Rust**  
Residential sales & lettings

**46 Elizabeth Way, Cambridge CB4 1EE**  
**Guide Price £800,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this five/six bedroom semi-detached house on Elizabeth Way in Cambridge, CB4. Elizabeth way enjoys a fantastic position in Cambridge just north of the River Cam and connects some of Cambridge's key roads (East Road, Newmarket Road and Chesterton Road). Elizabeth Way has a wealth of amenities in close proximity including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre, the Beehive Centre retail park and Cambridge's city centre is less than a mile away. The property is in the catchment area for Milton Road Primary School which is located 0.4 miles from the property (approximately a 7 minute walk) and the closest secondary school is Chesterton Community College which is 0.6 miles from the property (approximately a 12 minute walk).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this substantial and versatile five/six bedroom semi-detached property located on the ever-popular Elizabeth Way, Cambridge. Currently operating as a licensed and converted HMO, this impressive home offers flexible accommodation over three floors and could equally be reconfigured to create a spacious family residence. Benefitting from a generous private rear garden and parking for up to two vehicles, this is a fantastic opportunity for investors and families alike.

Upon entering the property, you are welcomed into a bright entrance hallway finished with wood effect flooring, setting a warm and contemporary tone. Directly opposite the front door are the stairs rising to the first floor, fitted with a smart dark grey carpet. To the front of the property is bedroom five, a generous double room with frosted glass to the window for added privacy, built-in storage and soft neutral carpet underfoot.

Next to bedroom five is the ground floor shower room, stylishly finished with striking black tiled flooring and crisp white tiled walls. The suite comprises a W.C., hand basin, walk-in shower enclosure and a heated towel rail, offering both practicality and contemporary design.

Continuing along the hallway, you reach the kitchen/dining room positioned towards the rear of the property. Fitted with wood effect wall and base units, the kitchen provides ample storage and preparation space, complemented by contrasting dark grey worktops. There is space for appliances, however there is a gas hob, electric oven and extractor fan. Cream tiled flooring enhances the light and airy feel, while the generous layout comfortably accommodates a six-seater dining table. The room is flooded with natural light from a large window and a glazed door which provides direct access to the private rear garden.

At the rear of the ground floor is a further versatile room which can function either as an additional bedroom or as a spacious reception room for family living. This impressive space is carpeted and enjoys an abundance of natural light thanks to two sets of double doors and additional windows overlooking and opening onto the garden. Opposite this room is a useful under-stairs storage cupboard.

On the first floor, the landing leads to three generous double bedrooms and the main family bathroom. Bedroom two overlooks the rear garden and is finished with neutral décor and carpeting. Next to this is another well-proportioned double

bedroom, also carpeted and enjoying rear-facing views. Further along the landing is the family bathroom, a spacious room featuring a distinctive wooden ceiling detail, white suite comprising bath, W.C., hand basin and separate walk-in shower, complemented by white tiled walls, black tiled flooring and a heated towel rail.

At the end of the landing is another generous double bedroom overlooking the front of the property. This room benefits from built-in storage and continues the neutral decorative theme found throughout the home.

Occupying the entire second floor is the impressive principal bedroom – undoubtedly the wow factor of the property. This substantial loft conversion features wood effect hard flooring and is equipped with air conditioning for added comfort. The room is bathed in natural light from two Velux windows and two sets of double Juliette balcony doors, creating a bright and airy retreat. There is useful eaves storage and a private en-suite shower room comprising W.C., hand basin, walk-in shower and heated towel rail, finished in clean, neutral tones.

Externally, the private rear garden is mainly laid to lawn with a small patio seating area ideal for outdoor dining. A covered bike storage unit provides practical storage, and large double gates offer valuable side access. These gates allow for vehicle access into the garden, enabling off-road parking, with additional space to park in front of the gates, providing parking for up to two vehicles in total.

Elizabeth Way is ideally positioned for access to Cambridge city centre, the River Cam and Midsummer Common, as well as local amenities and transport links. Offering generous proportions, flexible accommodation and excellent investment potential, this is a superb opportunity to acquire a substantial home in a prime Cambridge location.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

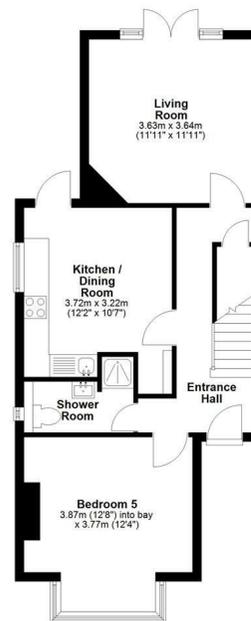
#### Agent Notes

Tenure: Freehold  
Council tax: Band D  
Rental yield: Circa 8% based off of £850-£900 PCM per room  
No onward chain





**Ground Floor**  
Approx. 52.1 sq. metres (560.7 sq. feet)



**First Floor**  
Approx. 51.9 sq. metres (559.0 sq. feet)



**Second Floor**  
Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 131.0 sq. metres (1410.1 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

