



Arden Road, CAMBRIDGE
£425,000 Freehold

**Sharman
Quinney**

Key Features



- Semi-Detached
- Three Bedroom Family Home
- Spacious Living Room
- Kitchen/Diner
- Single Garage
- Driveway Parking
- Desirable Location

Upon entering the property, you are welcomed into a lobby area providing useful storage for everyday items. Beyond this, the spacious room offers ample room for a range of furniture, creating a comfortable and inviting space.

Leading on from the living room is the kitchen diner, which has been recently updated to a high standard and features generous cupboard storage, extensive worktop space, and integrated appliances, along with plenty of room for a dining table- making it ideal for both everyday living and entertaining. To the rear of the property is the conservatory, a versatile additional living area benefitting from recently replaced patio doors.



To the floor first, the property offers three well-proportioned bedrooms. The main bedroom is a spacious double room, with ample space for furniture whilst benefiting from built-in wardrobes installed in 2017. Bedroom two is also a comfortable double bedroom, while bedroom three is a versatile space ideal for a single bedroom, home office, or study. Completing the upstairs is the family bathroom, which was fitted in 2018 with a bath and overhead shower and is fully tiled throughout.

Throughout the property, all radiators were replaced in 2023, and the home benefits from double glazed windows. A pull-down loft ladder provides access to the fully boarded and spacious loft, offering excellent additional storage. Outside there is a single garage with an allocated parking space and a maintainable and landscaped rear garden which can be accessed through the conservatory, kitchen door and side gate.

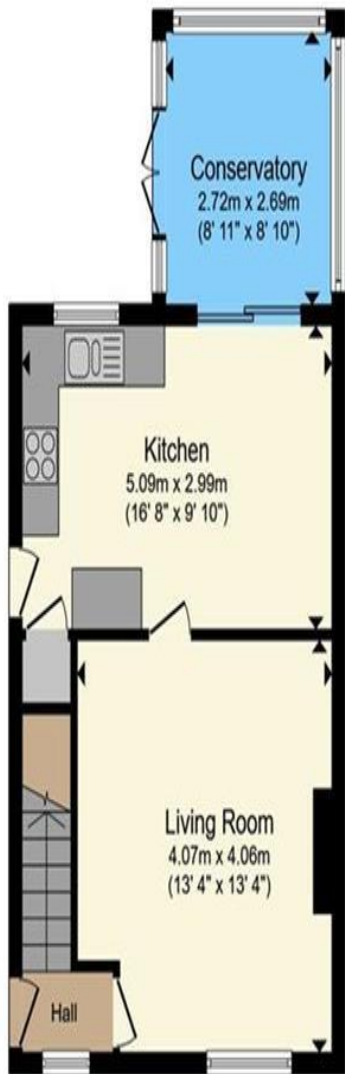
Measurements

Agents Note: All measurements are taken at the longest point of each room and are provided as a guide only. Actual dimensions may vary.

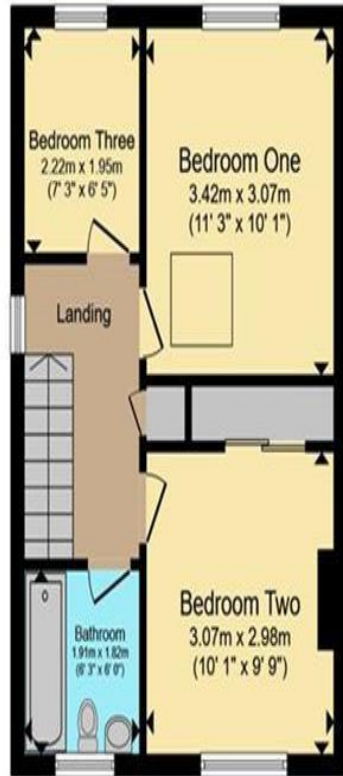
Living room - 4.07m x 4.06m / 13'4 x 13'4

Kitchen/ diner - 5.09m x 2.99m / 16'8 x 9'10

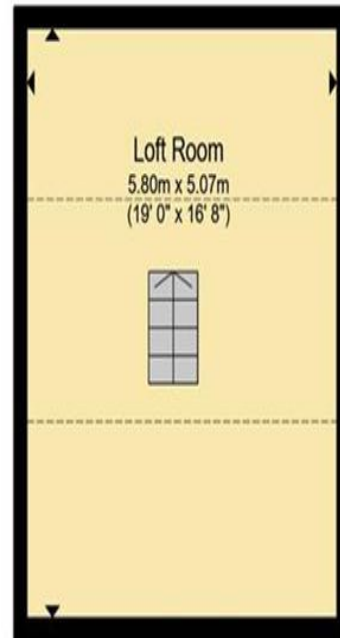




Ground Floor



First Floor



Second Floor

Total floor area 109.6 m² (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Conservatory - 2.72m x 2.69m / 8'11 x 8'10

Bedroom one - 3.07m x 2.98m / 10'1 x 9'9

Bedroom two - 3.07m x 3.40m / 10'1 x11'3

Bedroom three - 2.22m x 1.95m / 7'3 x 6'5

Bathroom - 1.91m x 1.82m / 6'3 x 6'0

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 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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