



20 Crosfield Court  
Cambridge, CB4 2RZ

Guide price £425,000

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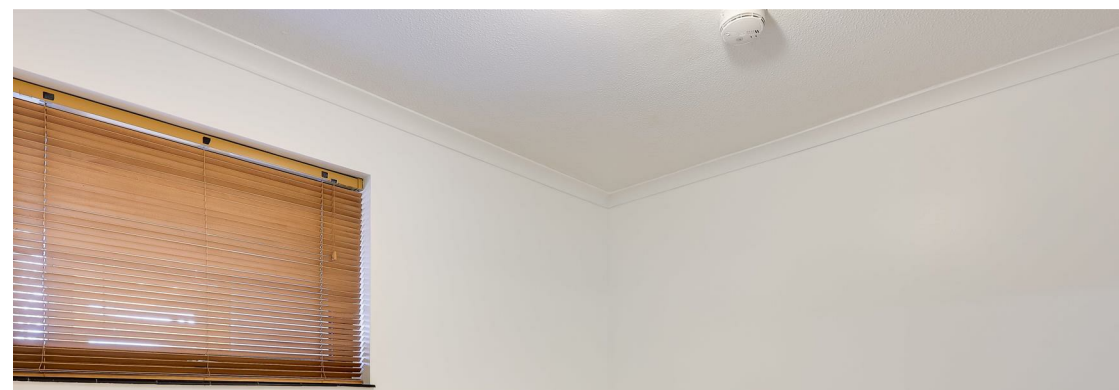
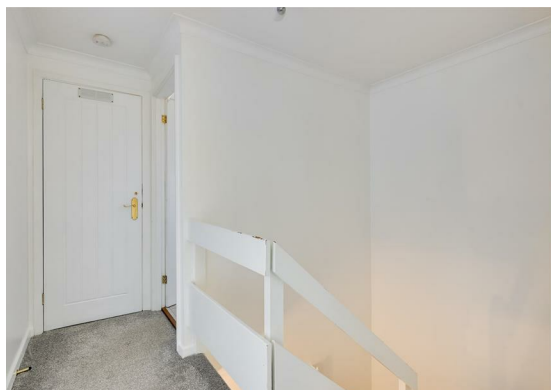
- Refurbished Throughout
- No Onward Chain
- Modern & Spacious
- Garage

A well proportioned three bedroom end of terrace house extending to approximately 1,015 sq ft, presented in excellent condition throughout and offered with no onward chain.

Upon entering the property, the ground floor benefits from a full bathroom positioned at the front of the house, fitted with tiled flooring, basin, WC, shower cubicle, window to the front aspect and a well designed storage cabinet. Opposite, the front reception room overlooks the front of the property and features laminate flooring, creating a cosy and private living space separate from the remainder of the house.

To the rear, the kitchen continues the tiled flooring, enhancing the modern feel across the ground floor. It is fitted with glossy units in neutral grey tones, offering ample worktop space, a hob with extractor, sink and generous space for white goods.

Leading off the kitchen is a separate dining room, finished to the same standard of decoration and providing a defined and comfortable dining area. Beyond this is a small extended passage with





windows overlooking the rear garden and space for utility connections.

Upstairs, there are three bedrooms. The two rear bedrooms are well proportioned doubles, both benefitting from integrated cupboards and windows overlooking the garden. The third bedroom is positioned at the front of the property and, whilst slightly smaller, remains a good sized and versatile room.

The first floor bathroom mirrors the finish of the ground floor, providing additional washroom facilities. There is also a useful airing cupboard which houses the combination boiler and offers further storage.

Externally, the front garden is paved for ease of maintenance. The rear garden offers a manageable lawned area and access to a garage.

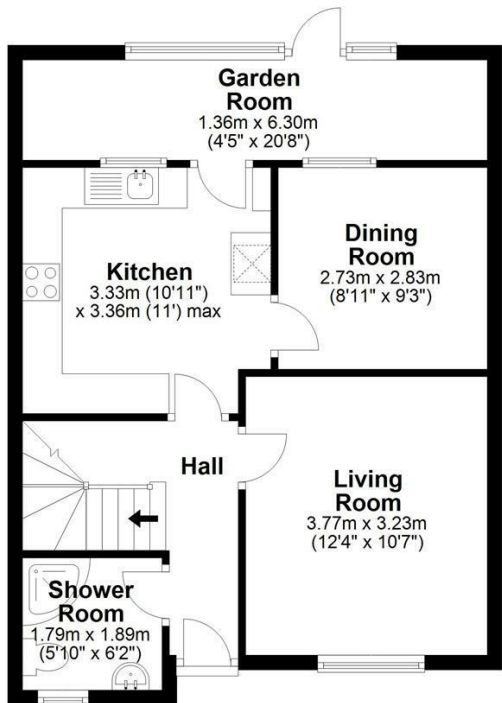
The property is situated in a residential part of the neighbourhood with excellent transport links to the city centre, and is also conveniently within cycling distance.

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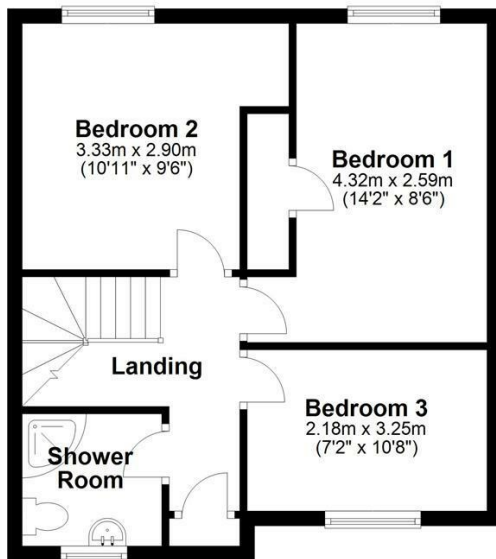
## Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



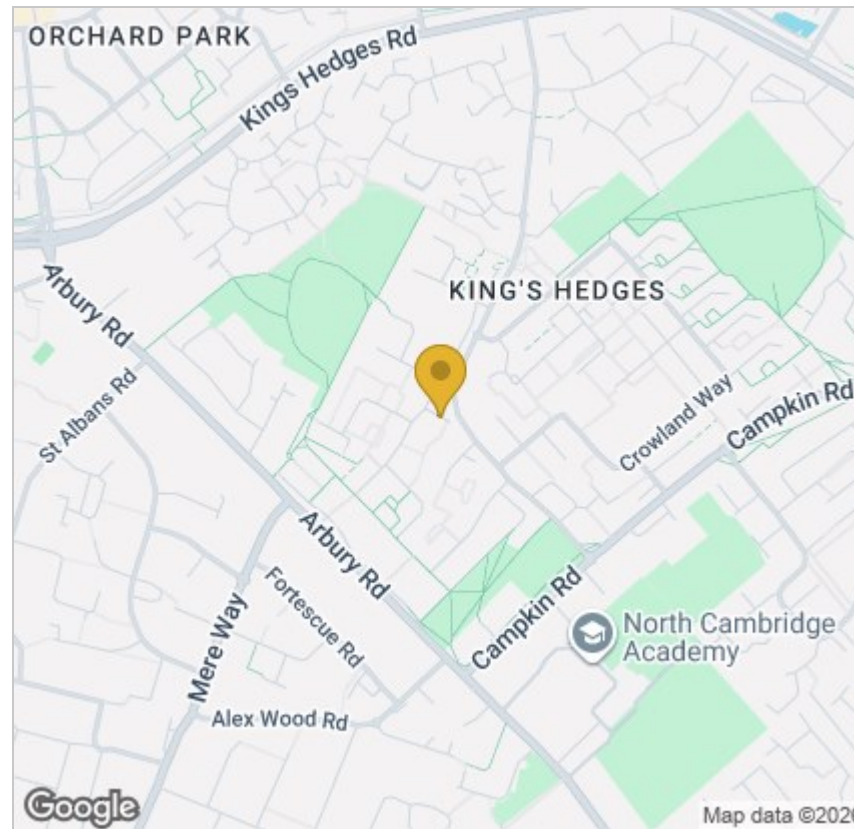
## First Floor

Approx. 43.0 sq. metres (462.3 sq. feet)

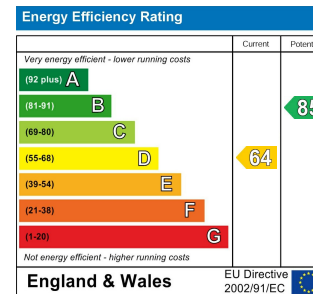


Total area: approx. 94.4 sq. metres (1015.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: B

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