



8 Lents Way, Cambridge, CB4 1UA
Guide Price £595,000 Freehold



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A CHARMING FOUR-BEDROOM SEMI-DETACHED FAMILY HOME IN A POPULAR CAMBRIDGE LOCATION.

- Semi-detached house
- Built in the 1956
- 964 sqft/89 sqm
- Detached one-bedroom studio
- Council tax band-D
- 4 bedrooms, 1 bathroom, 1 reception room
- Gas fired central heating to radiators
- Potential for enlargement (STP)
- EPC-D / 65
- Large driveway

Occupying a pleasant position on Lents Way, this attractive four-bedroom home offers bright and spacious and versatile accommodation arranged over two floors, the property combines generous reception space with practical living areas and offers excellent potential for enlargement (STP).

The property is approached via a welcoming entrance hall, which provides access to the principal ground floor accommodation and benefits from a useful recently refitted cloakroom/WC. The heart of the home is undoubtedly the impressive sitting and dining room, extending to over 21 feet in length. This generous dual-aspect reception room enjoys excellent natural light and offers clearly defined areas for both relaxing and entertaining.

The adjoining brand-new kitchen is thoughtfully positioned to overlook the rear of the property and provides an efficient workspace fitted with modern cabinetry and integrated appliances.

Offering additional versatile accommodation, the conservatory enjoys views over the rear garden and creates an ideal space for informal dining, a home office, children's playroom.

The first floor offers three well-proportioned bedrooms arranged around a central landing. The principal bedroom is a comfortable double, complemented by a second double bedroom and a generous third bedroom, making the property well suited to growing families, those working from home or buyers requiring flexible accommodation. These rooms are served by a family bathroom, conveniently located off the landing.

Externally, the property benefits from a detached one-bedroom studio, completed in 2022, with kitchenette and ensuite shower room. To the rear is a private rear garden, providing an excellent space for outdoor entertaining. To the front you have a large driveway and front garden.

Location

Lents Way forms part of an established residential area in East Chesterton, which is a sought-after suburb to the northeast of the city centre, close to the river Cam and within striking distance of Cambridge North Railway Station. A wide range of facilities are close by on Chesterton High Street and Cambridge North station is a short walk away. The Science Park, guided busway and city centre are within walking or cycling distance. The river Cam and the Chisholm Trail can be accessed across Five Trees, which is the field behind house making this an area for lovely for local walks. There is also a community garden.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

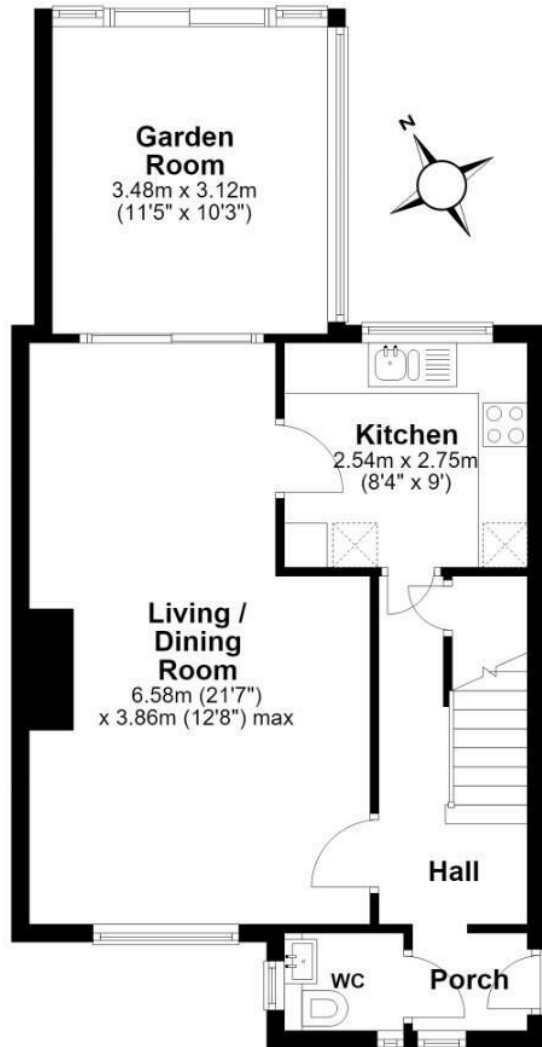
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



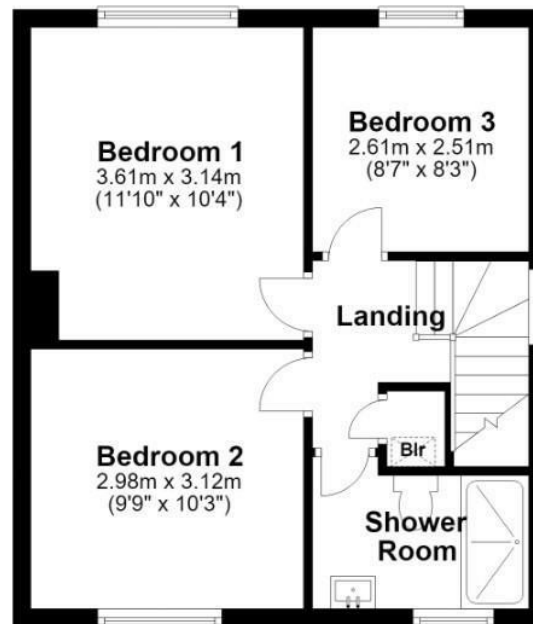
Ground Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



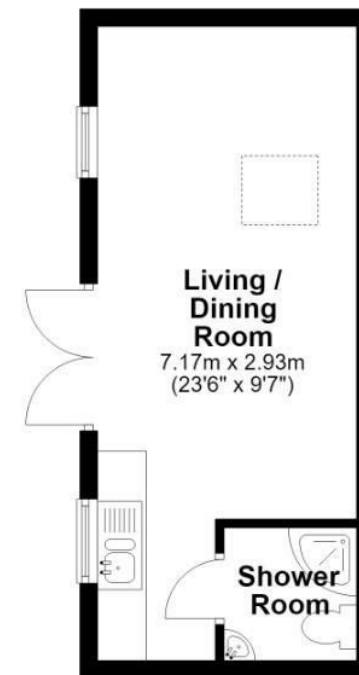
First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 21.0 sq. metres (226.4 sq. feet)



Main area: Approx. 89.6 sq. metres (964.2 sq. feet)

Plus outbuildings, approx. 21.0 sq. metres (226.4 sq. feet)

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

65 77

EU Directive 2002/91/EC

