



Montgomery Road, Cambridge  
**£800,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Semi-Detached
- Strong Investment Potential
- Seven Bedrooms
- Driveway Parking
- Large Rear Garden
- Desirable Location

The property benefits from generously proportioned reception rooms, offering flexible communal spaces that can be adapted to suit various living arrangements. Each of the comfortable, well sized bedrooms provides practical accommodation, supporting high occupancy and long term rental stability.

Arranged over three floors, the home includes a well sized rear garden and the added benefit of driveway parking, making it an attractive option in this sought after location.

Located in a highly convenient part of North Cambridge, the property offers easy access to local shops, green spaces, and excellent transport links. It sits close to Cambridge Science Park, Cambridge North station and local amenities,



making it especially appealing to professionals and commuters. Strong rental demand in this area further enhances the property's investment potential.

Kitchen / dining room - 7.42m x 4.04m / 24'4" x 13'3"

Living room - 6.61m x 3.34m / 21'8" x 10'11"

Bedroom one - 4.10m x 3.94m / 13'5" x 12'11"

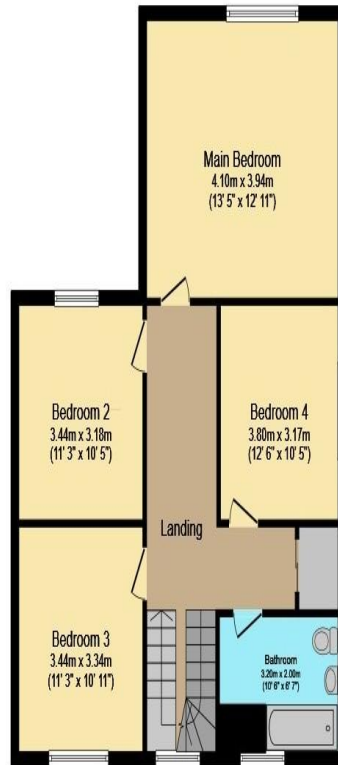
Bedroom two - 3.44m x 3.18m / 11'3" x 10'5"

Bedroom three - 3.44m x 3.34m / 11'3" x 10'11"



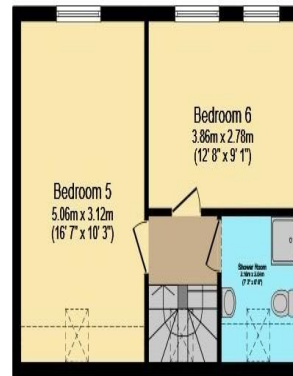
### Ground Floor

Floor area 94.1 sq.m. (1,013 sq.ft.)



### First Floor

Floor area 78.6 sq.m. (846 sq.ft.)



### Second Floor

Floor area 37.6 sq.m. (405 sq.ft.)

**Total floor area: 210.4 sq.m. (2,264 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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**01223 426139**

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