



Radcliffe & Rust Estate Agents are delighted to offer, to let, this stunning semi detached property located on Greville Road. Its a well-connected Cambridge location combined with a strong sense of community. The area is within easy reach of Cambridge city centre, making it simple to enjoy the city's historic streets, cultural attractions, colleges and scenic riverside walks along the River Cam. A wide range of local amenities are close by, including neighbourhood shops, cafés, supermarkets and independent businesses that support convenient day-to-day living. Transport links are a major benefit of the location. Regular bus services are within easy walking distance and Cambridge train station is only a 10 minute walk or 3 minute cycle ride away. The area is well served by a selection of reputable primary and secondary schools, as well as further education options and the University of Cambridge. Proximity to major employers such as Arm, Addenbrookes and Papworth Hospital, and Astra Zeneca to name but a few makes this a highly desired location. Nearby green spaces, parks and leisure facilities further enhance the appeal, offering a balanced lifestyle in one of Cambridge's most desirable residential locations.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this beautifully presented and thoughtfully extended semi-detached family home, located on the highly sought-after Greville Road, Cambridge. Offering versatile accommodation arranged over three floors, the property further benefits from a generous rear garden and a detached studio with shower room. The property is available for immediate occupancy on an unfurnished basis.

The property is entered via a welcoming entrance hall, finished in light neutral tones with practical flooring underfoot. From here, stairs rise to the first floor and there is access to a useful downstairs cloakroom. There is also a very handy shoe cupboard. To the front of the property is the main living room, a warm and inviting space featuring herringbone wood flooring, soft décor and a large bay window allowing natural light to flood the room. This room offers ample space for comfortable seating and creates a cosy yet stylish setting.

To the rear is a stunning open-plan family room and kitchen/dining space, forming the heart of the home. The kitchen is finished with classic shaker-style cabinetry in a soft neutral colour, paired with crisp white quartz worktops and a striking blue tiled splashback. A central island provides additional storage and informal seating, while integrated appliances create a sleek, uncluttered finish. The dining area comfortably accommodates a large table and benefits from rooflights, contemporary pendant lighting and full-width glazed doors opening onto the rear garden, flooding the space with natural light. Herringbone flooring continues throughout, enhancing the sense of flow and cohesion.

On the first floor are two well-proportioned bedrooms, both finished in calming colour palettes, alongside a stylish shower room fitted with modern sanitary ware and sleek tiling. There is also a separate study, ideal for home working or use as a nursery. The second floor is dedicated to the principal bedroom suite, a generous and peaceful

retreat featuring soft carpet underfoot, built-in storage and a modern en-suite shower room finished with contemporary fittings and clean-lined tiling.

Externally, the rear garden is a fantastic size and has been thoughtfully arranged with a large lawn, raised planting beds and a patio seating area, making it ideal for both relaxing and entertaining. Positioned at the end of the garden is a detached studio with its own shower room, offering excellent flexibility as a home office, gym or additional living space. To the front of the property there is a block paved driveway offering off road parking for one vehicle.

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

Agent notes

Deposit £3,750

Council tax band D

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

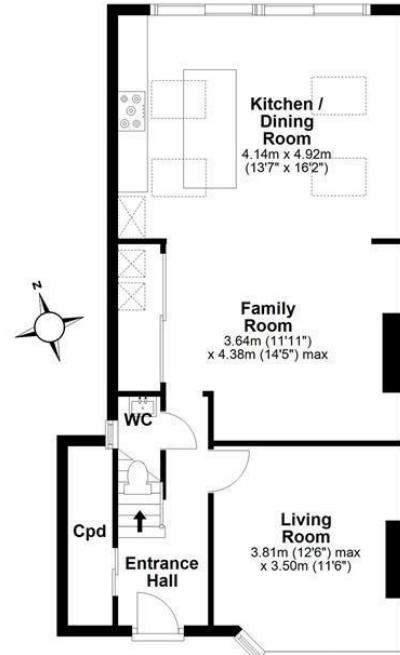
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





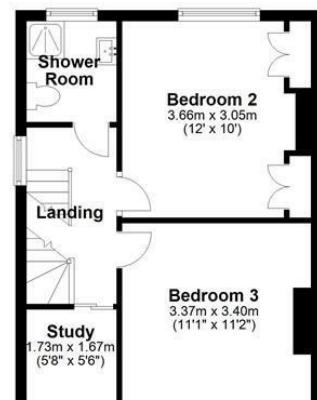
Ground Floor

Approx. 62.5 sq. metres (673.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Studio

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus annex: approx. 27.9 sq. metres (300.3 sq. feet)



Second Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Main area: Approx. 124.7 sq. metres (1341.9 sq. feet)
Plus annex: approx. 27.9 sq. metres (300.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating

