



Bush & Co.



24 Kelsey Crescent, Cherry Hinton, Cambridge CB1 9XT

Guide Price £469,000 Freehold



Kelsey Crescent is located off Fulbourn Old Drift in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages nearby and transport links are well catered for with regular bus services and convenient access to the A14.

The property is an extended semi-detached family home which offers spacious living accommodation with three well proportioned living rooms. There is no upward chain and the property benefits from double glazing and gas radiator central heating.

The access is at the side of the house with the entrance door leading into the spacious, extended hallway with wooden floor, stairs to the first floor with under stairs cupboard and a cupboard housing the gas fired boiler. There are three comfortable reception areas with the living room being at the front with a feature fireplace. The separate dining room sits in the middle with wooden floor, a built in cupboard and access to both the sun room and kitchen. The sun room is positioned quietly at the back with a vaulted ceiling housing roof lights and sliding patio doors to the garden. The kitchen is fitted with a range of wall and base units and tiled work surfaces as well as an integrated electric oven and hob with extractor over and plumbing for washing machine. The utility room at the back of the kitchen includes a useful range of cupboards and a door to the garden.

The first floor landing has a window to side, radiator and loft hatch. The principal bedroom features exposed wooden flooring as well as wall to wall wardrobes and a further built in cupboard. Bedroom two is another double room at the back overlooking the garden with a fitted desk and built in cupboards. Bedroom three is a well proportioned single room with built in cupboard. The shower room has a corner shower cubicle and sink unit with cupboard under. There is also an adjacent separate w.c.

Outside - There is a gravelled frontage and driveway parking to the side. The sunny rear garden is enclosed with lawned and paved areas in addition to planting, a timber summer house, greenhouse and fish pond. There is outside lighting and a tap and double gates from the front allowing vehicular access to the covered car port and single brick built garage.



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

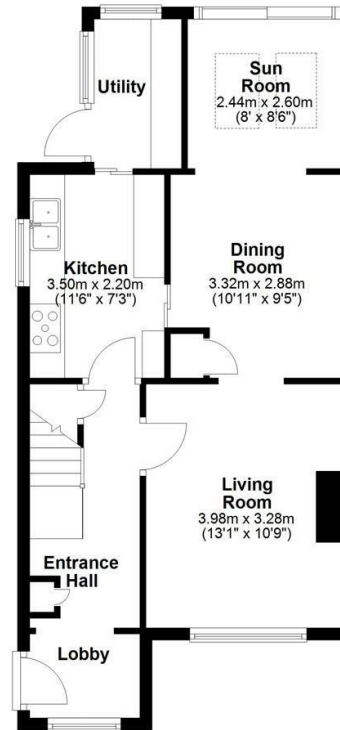
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

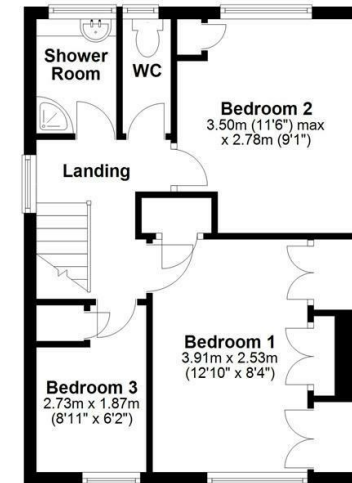
Ground Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

