



9 IMPALA DRIVE, CAMBRIDGE, CB1 9XJ

Asking Price £475,000

TYLERS.NET

A well-positioned three bedroom detached home on a corner plot with garage and driveway offer improved and updated accommodation with the benefit of no chain on the south side of the city.



Impala Drive sits within Cherry Hinton, a highly sought-after area conveniently situated about 3 miles south-east of Cambridge and within the city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket with two primary schools feeding Netherhall secondary school. Popular with professionals due to its close proximity to ARM Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and the city centre (3.5 miles).

- Refitted and redecorated three-bedroom accommodation.
- Garage and driveway parking. • Corner position and gardens.
- Refitted kitchen and bathroom. • Gas radiator central heating and uPVC double glazing,
- Vacant possession - no upward sales chain.
- Potential to extend, subject to the necessary permissions.
- Strong south cambridge location.

Entrance Hall

Tiled floor with the stairs ahead, with a part glazed entrance door and tall window alongside.

Lounge

With a feature bow window and brick fireplace surround and tiled hearth with gas connection, attractive tiled floor, coving to ceiling.

Dining Room

With private views over the rear garden.

Kitchen

Refitted with modern grey fronted cupboard units and a complimenting wood effect work top, inset sink and drainer with mixer tap, integrated electric hob and oven with a stainless-steel splashback and concealed extractor hood, plumb and space for two appliances, rear facing window, gas wall mounted boiler, tiled floor, useful built in understairs larder, side personal door.

First Floor

Galleried landing, frosted side window, loft access to the roof space, built in shelved airing cupboard.

Bedroom 1.

A double bedroom catching the morning sunshine with a built-in double wardrobe.

Bedroom 2.

Another double with built in wardrobe.

Bedroom 3.

A single bedroom with a raised built in wardrobe cupboard.

Bathroom

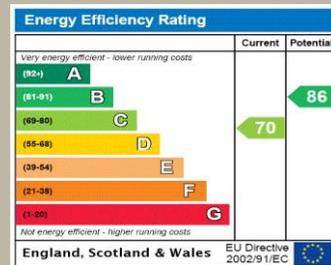
Refitted with a white suite to comprise a panelled bath with Mira shower over, pedestal wash handbasin, WC, frosted rear window, shaver socket, inset spotlights, tiled floor, extractor fan.

Outside

An open frontage with a side gate accessing the side and rear corner garden measuring 9.03m x 11.41m wide max. laid principally to lawn and patio with side door access to a single brick-built garage with a pitched and tiled roof measuring internally 5.33m x 2.61m with light and power and driveway parking.

Note. Cambs City Council.

Council Tax Band D £2,377.00 for 2026.



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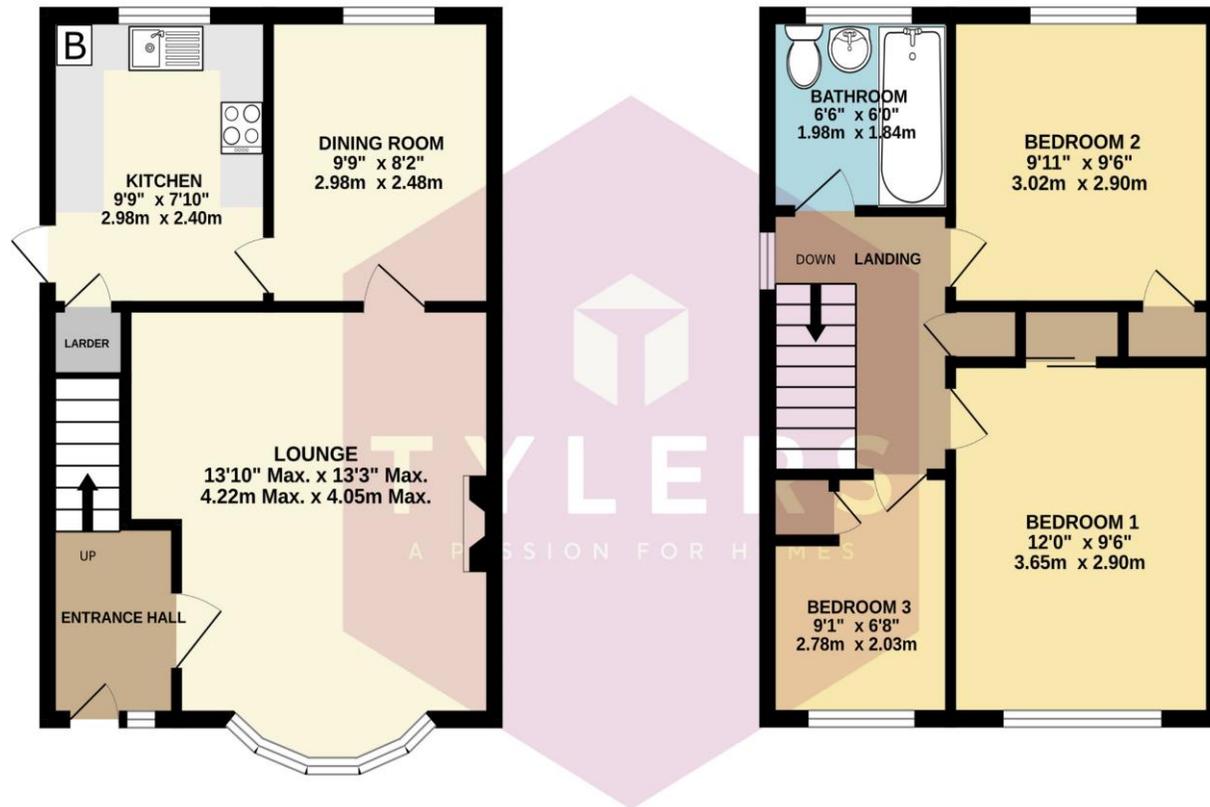
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GROUND FLOOR

1ST FLOOR



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