



18 Mander Way  
Cambridge, CB1 7SF

Guide price £600,000

# 18 Mander Way

## Cambridge, CB1 7SF

- No-through-road
- Studio, garage & boarded loft room
- 3 bed, 2 bath, 2 recep
- Close to hospital & station
- Energy efficient home
- 949 sqft / 88 sqm

A much improved home with a driveway, garage & a purpose-built studio, situated in a friendly cul-de-sac just off Mowbray Road, close to Cambridge Station, ARM & Addenbrooke's Hospital.

This modern semi-detached home has served as a family home for almost 6 years & has undergone much improvement within this time. Additions include refitted bathrooms, kitchen & a landscaped garden with a versatile garden studio.

On the ground floor are 2 reception rooms, including an open-plan kitchen/dining room with a bay-window and understairs storage cupboard.

Upstairs are 3 bedrooms and a modern bathroom, complemented by attractive tiling. The principal bedroom includes built-in cupboards & an en suite shower room. The landing provides access to a carpeted loft room which has served as a home office & has a Velux window.

Outside there is a driveway and access to a garage with up-&-over door. A side gate leads to an enclosed east-facing garden which offers a superb degree of privacy & is well suited to alfresco dining. There is a detached studio which is fully insulated, has mains power & internet.



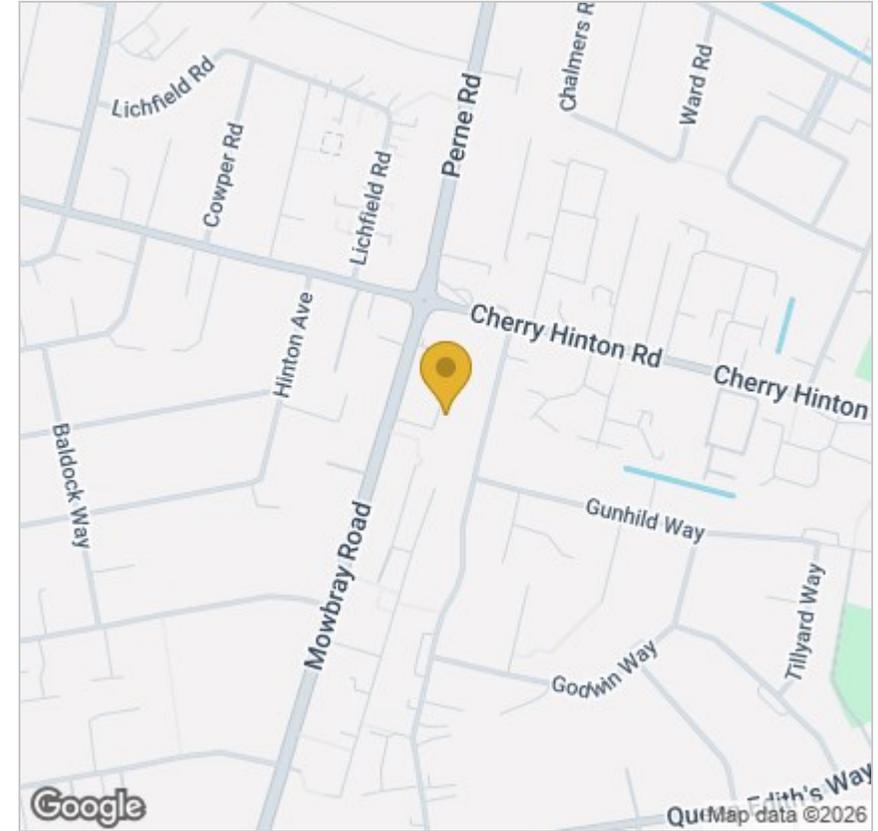
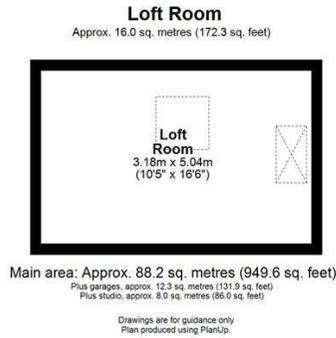
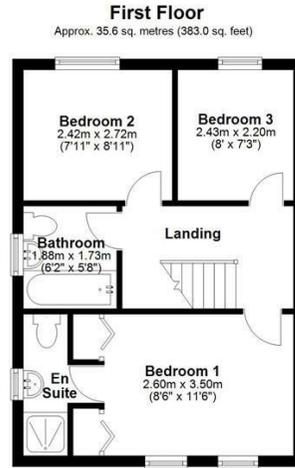
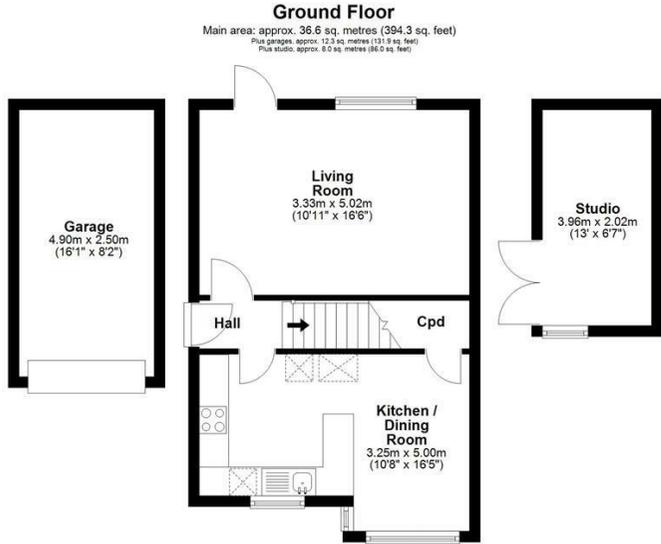


Mander Way is a peaceful cul-de-sac located in the heart of CB1, which provides a wonderful community feel. No.18 sits on a private east-facing plot, just a short walk from the highly regarded Cherry Hinton Hall Park which offers extensive parkland & play areas.

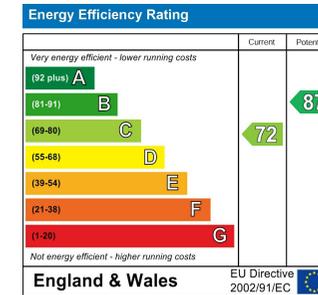
It is exceptionally well located for access into the Addenbrooke's campus & associated developments. There are also various amenities nearby including a grocery store, petrol station, chemist, newsagents & Balzano's deli. The property is just 2 miles from the city centre with its combination of ancient & modern buildings, winding lanes & wide range of shopping facilities.

Schooling is available at Queen Edith's Primary and Queen Emma Primary with secondary provision at St Bede's. There is plenty more schooling in the area including the Netherhall, Spinney, Homerton nursery and Cambridge International School.





## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: E

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Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com