

GRAY TOYNBEE

42 Long Reach Road

Cambridge, CB4 1UJ

Guide price £480,000

3 1 2 D

42 Long Reach Road

Cambridge, CB4 1UJ

- No chain
- Beautiful kitchen
- Convenient location
- New roof

A refurbished, three-bedroom semi-detached house with a large garden. Located just a 10-minute walk from Cambridge North station, with no chain.

This spacious family house has been completely refurbished, including a new roof, and an impressive kitchen. The location is particularly popular as it is close to the station, Science Park, the River, and open green spaces.

The living room is a good size and has a large window to the front, the kitchen/dining area is open plan; the dining area has double doors to the garden. The kitchen has been completely refitted and includes an extensive range of handleless cabinets, integrated oven, hob, extractor, dishwasher and spaces for other appliances. There is also a utility/larder cupboard.

Upstairs there are three bedrooms; two are good-size doubles, and one has extensive built-in wardrobes. The third room is a single with a built-in cupboard. The family bathroom















has a shower over the jacuzzi bath, basin, and full wall tiling. There is a separate WC.

The house has double glazing and gas central heating.

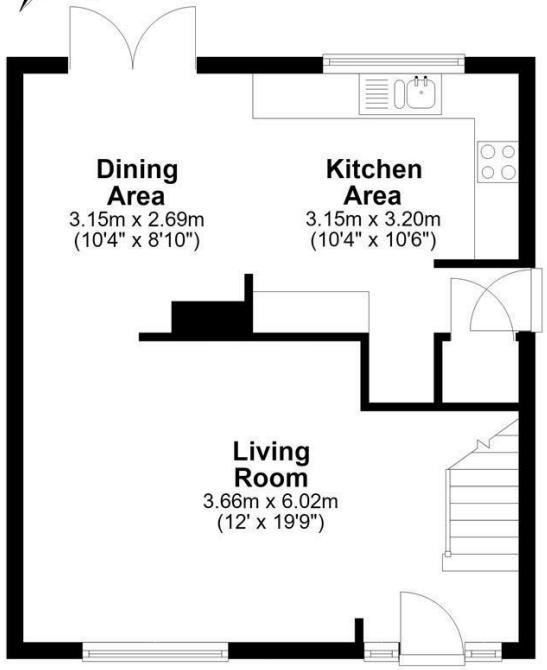
The front garden is lawned, and there is a block-paved driveway for parking; this leads ot the side of the house and the rear garden, which is a good size, mainly lawn, and enclosed by fencing. There is a patio and a good-size timber shed/worhsop.



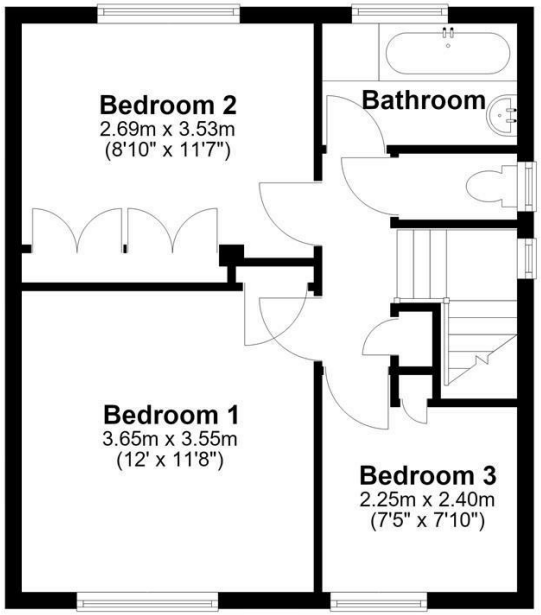


GRAY TOYNBEE

Ground Floor
Approx. 41.5 sq. metres (447.0 sq. feet)



First Floor
Approx. 41.5 sq. metres (447.1 sq. feet)

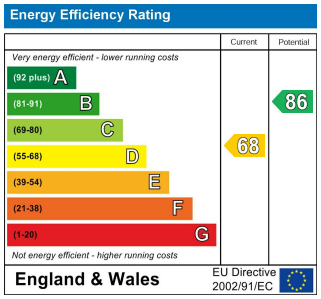


Total area: approx. 83.1 sq. metres (894.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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