

GRAY TOYNBEE

1A Brownlow Road

Cambridge, CB4 3NG

Guide price £700,000

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- No Onward Chain
- Four Double Bedrooms
- Mayfield Primary & Chesterton Secondary School Catchment
- Off-Street Parking







A modern four-bedroom detached house, built in 2016, offering spacious and versatile accommodation arranged over three floors, with off-street parking and a lawned rear garden. With the flexibility to accommodate a fifth bedroom, the property is particularly well suited to growing families or those looking for adaptable living space.

Situated in a popular and well-served area to the north of the city, the property falls within the catchment areas for Mayfield Primary School and Chesterton Community College. The location benefits from excellent bus connections into the city centre, with supermarkets and everyday amenities within easy walking distance. The property is also offered with no onward chain.







The ground floor comprises a generous living room to the front, which could equally be used as an additional double bedroom, offering excellent flexibility for larger families, multigenerational living or those requiring a dedicated home office. There is also a convenient ground floor WC and utility room, alongside a contemporary open-plan kitchen/dining room spanning the full width of the property. The modern



kitchen features fully integrated appliances, tiled splashbacks and ample space for family dining, with a window and patio doors flooding the room with natural light and providing direct access to the rear garden.

On the first floor are three well-proportioned double bedrooms, one benefiting from fitted wardrobes, alongside a contemporary family bathroom. The second floor is dedicated to the principal bedroom, currently used as a home office, which features two Velux skylights, fitted eaves storage and a modern en-suite shower room.

With four generous bedrooms, the potential for a fifth, and the convenience of two bathrooms plus an additional ground floor WC, the accommodation offers excellent versatility for families of all sizes.

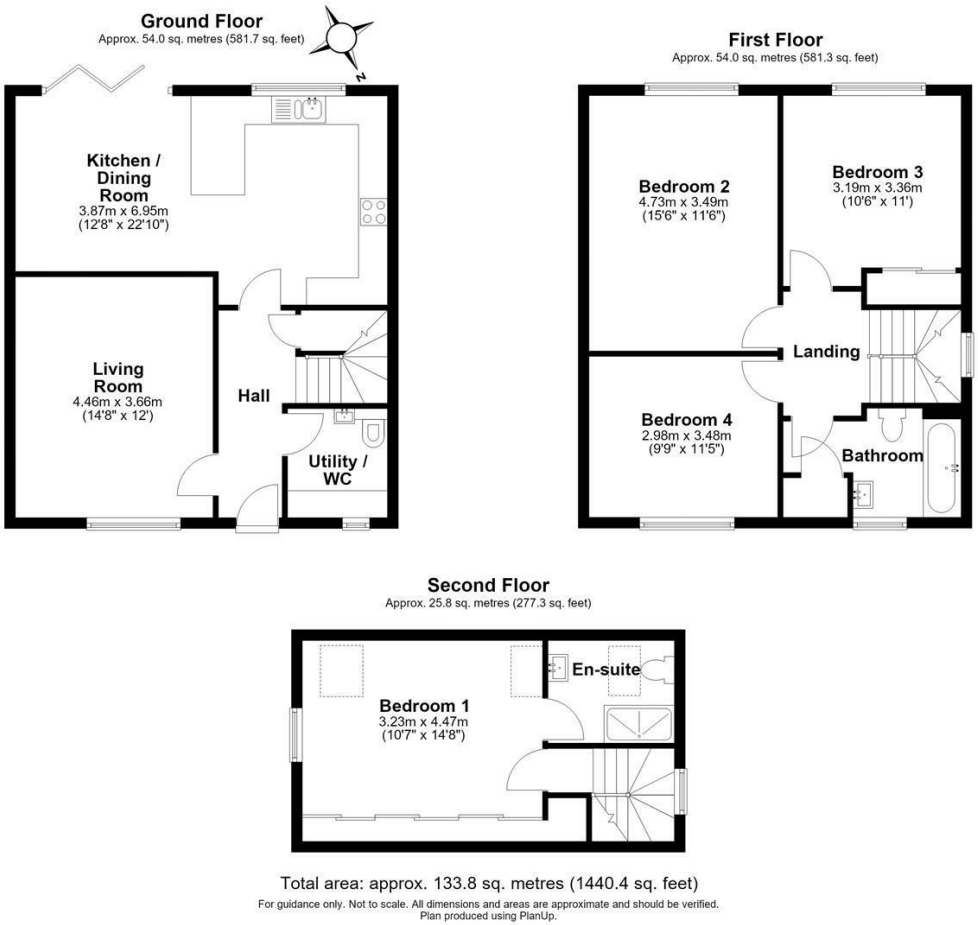
An excellent opportunity to acquire a modern, detached family home in a sought-after residential location, combining flexible living accommodation with convenient access to popular schools, local amenities and excellent transport connections into the city centre.

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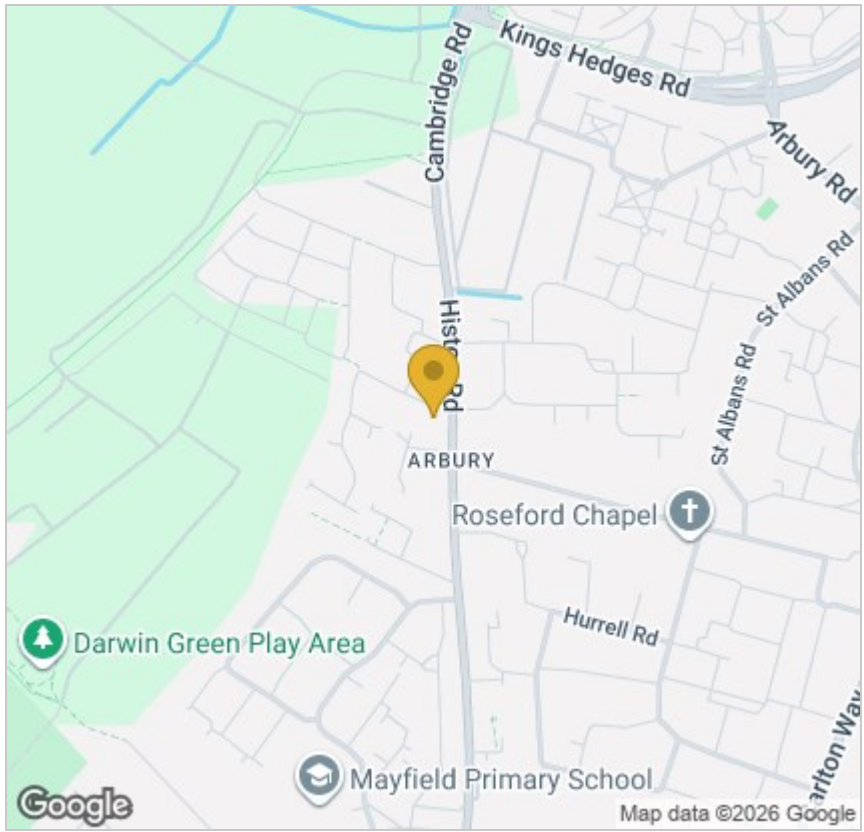


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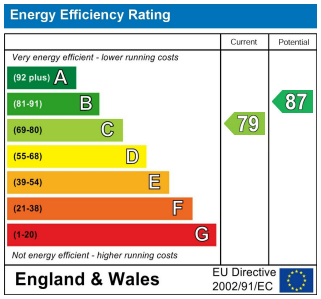


Total area: approx. 133.8 sq. metres (1440.4 sq. feet)

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: E

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