



26 Mander Way
Cambridge, CB1 7SF

Guide price £600,000



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- Air conditioning throughout
- EV charging point included
- Private rear garden
- 3 bed, 3 recep, 2.5 bath
- 1.4 miles from Cambridge Station
- No through road

A beautifully presented link-detached home of 993 sqft / 92 sqm, situated in a quiet, near central cul-de-sac, equidistant from Addenbrooke's and ARM, and just 2 miles south of the City Centre.

This well-proportioned house dates from the mid-1990s, is incredibly well cared for and has been designed with open-plan living in mind.

Attractive flooring, an abundance of natural light and a stylish, refitted kitchen sit alongside a living room, while an adjoining double-glazed conservatory offers versatility to suit individual purchasers needs. The result is a home that feels spacious, considered, and conveniently situated.

The garage has been partially converted into an office. The bedrooms and family bathroom are located on the first floor, the master bedroom including an en suite shower room.

Outside, the property has driveway parking with a bike store, and access to a useful garage store. The private rear garden is mainly laid to lawn and enclosed by fencing, offering a superb degree of privacy throughout.

Mander Way is a peaceful cul-de-sac located in the heart of CB1, which provides a wonderful community feel.





No.26 sits on a private plot, just a short walk from the highly regarded Cherry Hinton Hall Park which offers extensive parkland & play areas.

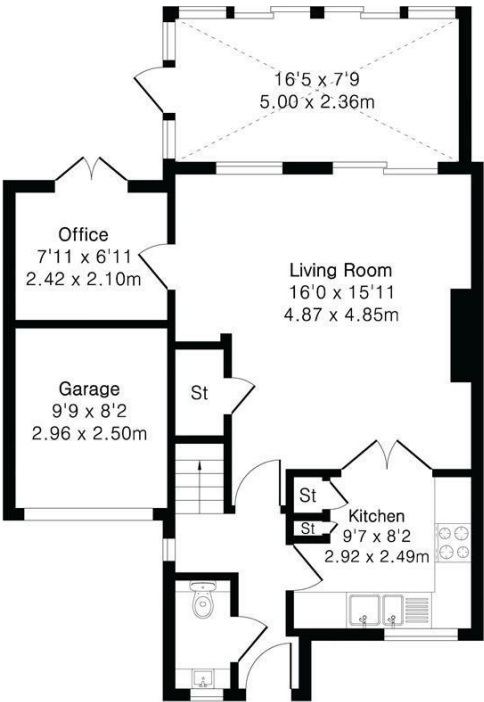
It is exceptionally well located for access into the Addenbrooke's campus & associated developments. There are also various amenities nearby including a grocery store, petrol station, chemist, newsagents & Balzano's deli. The property is just 2 miles from the city centre with its combination of ancient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

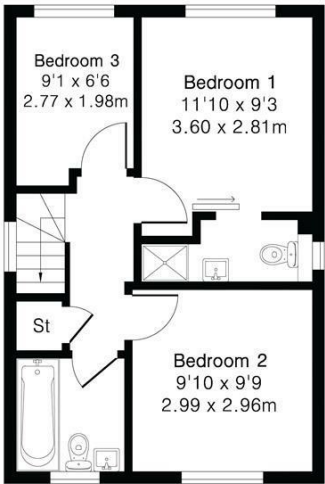


**Approximate Gross Internal Area 993 sq ft - 92 sq m
(Excluding Garage)**

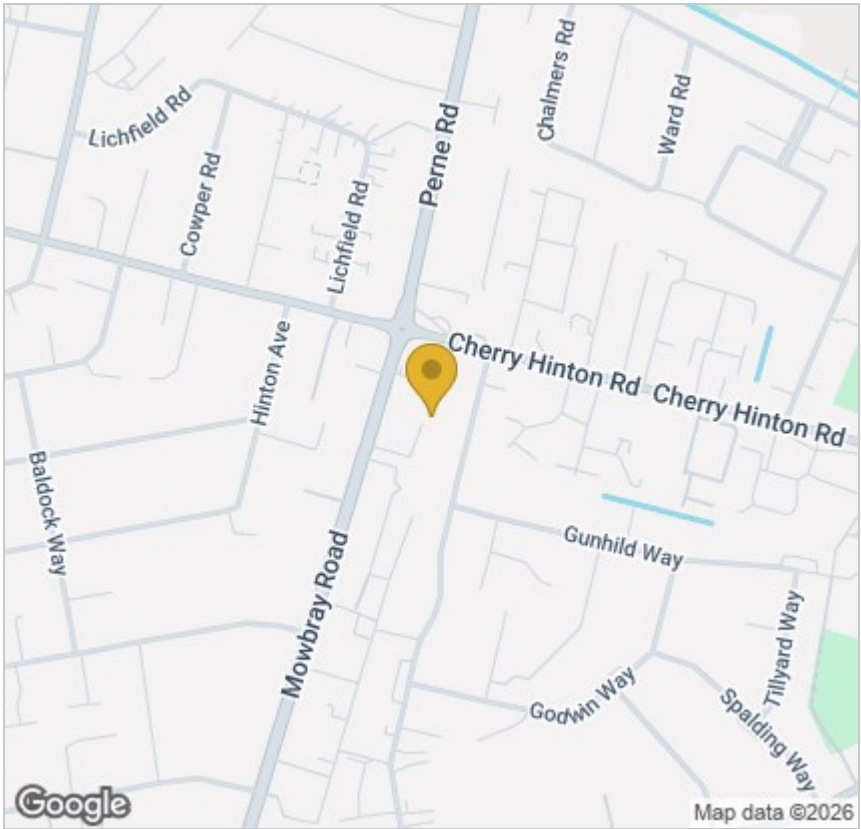
Ground Floor Area 601 sq ft – 56 sq m
First Floor Area 392 sq ft – 36 sq m
Garage Area 80 sq ft – 7 sq m



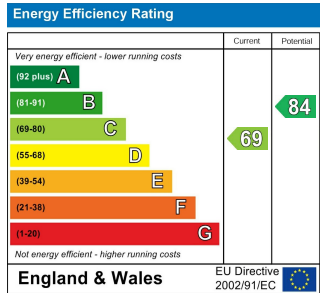
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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