



Queens Meadow, Cambridge, CB1 3JN

**CHEFFINS**



## Queens Meadow

Cambridge,  
CB1 3JN

An established and extended semi-detached family home offering versatile accommodation arranged over two floors, complemented by a private and generous rear garden. The property is set within an attractive development featuring a central green and is ideally positioned for access to a wide range of local amenities, Addenbrooke's Hospital, Cambridge Station and major commuter routes. Offered for sale with no onward chain.

3 1 2

**Guide Price £450,000**





## PANELLED GLAZED ENTRANCE DOOR

with storm porch above, opening through into:

## ENTRANCE HALLWAY

with stairs rising to first floor accommodation, understairs storage cupboard, wood effect flooring, lighting, panelled doors providing access into respective rooms.

## CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, heated towel rail, wood effect flooring, double glazed window to side aspect.

## OPEN PLAN DINING/SITTING ROOM

Dining area with wood effect flooring, radiator, double glazed window to front aspect, opening through into Sitting Room with wood effect flooring, gas tiled fireplace with wooden surround and hearth, radiator, panelled glazed doors leading into:

## FAMILY ROOM

with wood effect flooring, timber panelling, radiator, vaulted ceiling, wall mounted lighting, collection of double glazed windows and panelled doors leading out onto garden.

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a stone work surface, fitted stainless steel sink with hot and cold mixer tap, drainer to side, space for gas cooker with glazed splashback, space and plumbing for dishwasher and washing machine, wall mounted gas fired boiler providing hot water and heating for the property, tile effect flooring, further wall and base mounted storage cupboards and drawers with timber work surface opposite the main kitchen area, partly vaulted ceiling with Velux skylight, inset LED downlighters, double glazed window overlooking garden, opening through into:

## REAR ENTRANCE LOBBY

with wood effect flooring, lighting, panelled glazed door leading out onto garden and panelled door leading through into:

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with panelled bath, hot and cold mixer bath tap

and shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror with storage cabinets, further storage fitted underneath wash hand basin, tiled flooring, extractor fan, LED downlighters, double glazed window fitted with privacy glass out onto rear aspect.

## ON THE FIRST FLOOR

## LANDING

with loft access and doors leading into respective rooms.

## BEDROOM 1

with picture rails, overstairs storage cupboard which has been opened and fitted with railings and shelving perfect for storage, radiator, double glazed windows overlooking the central Queens Meadow green.

## BEDROOM 2

with built-in wardrobes with picture rails, radiator, double glazed window overlooking garden.

## BEDROOM 3

with radiator, double glazed window overlooking garden.

## OUTSIDE

To the front the property is approached off Queens Meadow via a dropped kerb with timber gates leading through either to a pedestrian pathway or parking for one vehicle, this pathway extends to the front entrance door as well as to a side access with timber gate leading round to the rear.

To the rear there is an extensive garden principally laid to lawn with paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. This extends out onto the lawned area with a pathway that hugs the left hand side of the garden and provides access to a handful of timber storage sheds and some other areas laid to slate and shingle, another timber storage shed to the very rear of the garden with a further lawned area and well stocked bedding surrounding.

## AGENTS NOTE

Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and the material information cannot be verified.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Guide Price £450,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



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**Approximate Gross Internal Area 1096 sq ft - 102 sq m**

Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 407 sq ft – 38 sq m



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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