



GRAY  
TOYNBEE



84 Malvern Road  
Cherry Hinton, CB1 9LD

**Guide price £425,000**



# 84 Malvern Road

## Cherry Hinton, CB1 9LD

- 3 bed, 2 recep, 1 bath
- Garage and parking
- No onward chain
- Front and rear gardens
- 890 sqft / 82 sqm
- Council tax band - C

A conveniently placed home with a garage, enjoying a peaceful cul-de-sac position & a west-facing garden backing onto nearby allotments, for sale with the advantage of no chain.

This end-of-terraced home enjoys a quiet, near central position in Cherry Hinton, moments from the village High Street, 0.8 miles from ARM Ltd & just 1.8 miles from Addenbrooke's. The house is well suited to first time/investment buyers alike & is tucked away at the end of the cul-de-sac behind an established front garden.

On the ground floor is a bay-fronted living room, finished with laminate wood flooring which continues through to the dining room. The kitchen has been fitted with a range of base & wall mounted units; freestanding appliances include an oven, washing machine & a fridge freezer, all included within the sale. Completing the ground floor accommodation is a double glazed conservatory with westerly aspects & French doors opening onto the garden.

Upstairs are 3 bedrooms, 2 with built-in storage. The shower room comprises a low-level W.C, wash hand basin with storage below & a walk-in shower, finished with part tiled walls.

Outside, there is an open-plan lawned garden with a pathway to the main entrance.





The west-facing rear garden is mainly paved for ease of maintenance & offers a superb degree of privacy. Gated side access leads back to the front of the property. There is a single garage en-bloc adjacent to the terrace as well as there being plenty of residents' parking in the cul-de-sac on a first come, first served basis.

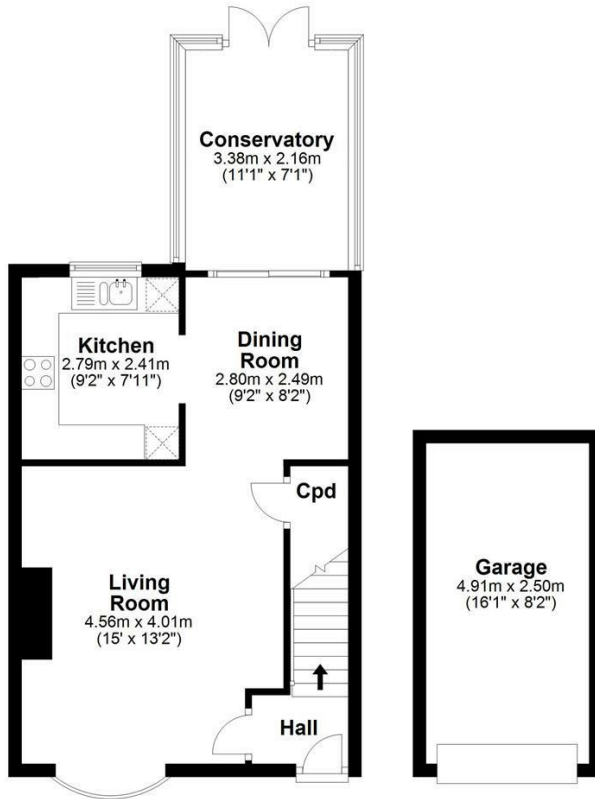
Cherry Hinton is a thriving, sought-after south city suburb. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants & takeaways plus leisure & health facilities. There is also a major Tesco supermarket off Yarrow Road. There are 2 primary schools which feed Netherhall secondary school.

The area is popular with commuters thanks to its easy access Addenbrooke's, Cambridge Station & City Centre.



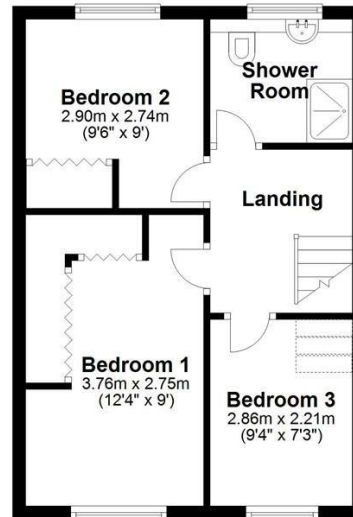
## Ground Floor

Main area: approx. 45.3 sq. metres (487.3 sq. feet)  
Plus garages, approx. 12.3 sq. metres (132.2 sq. feet)

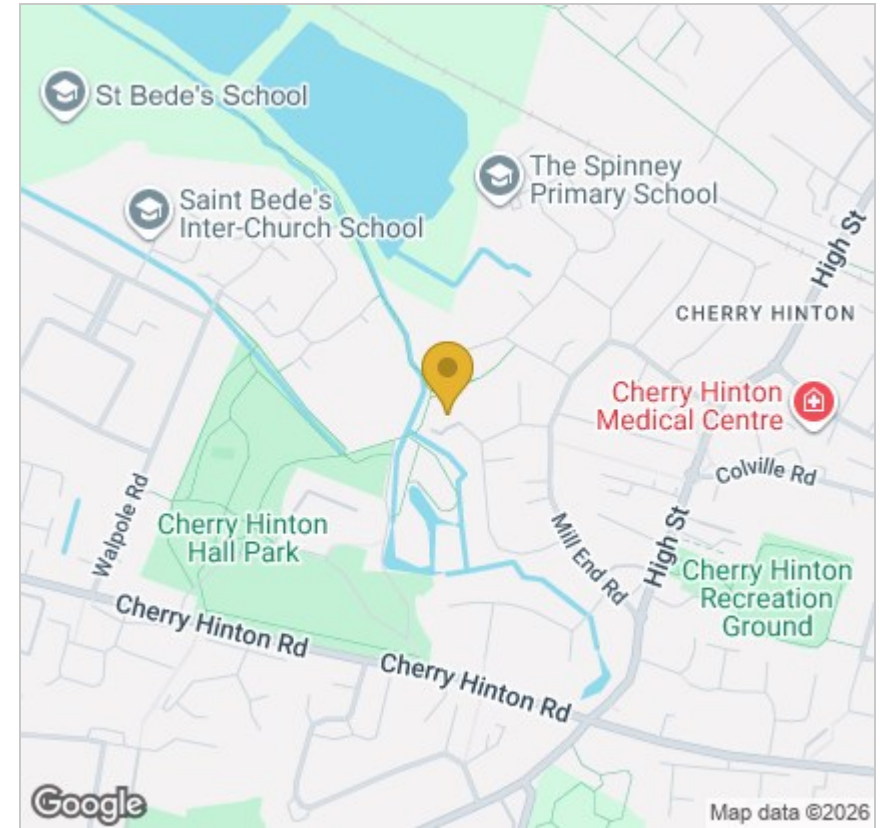


## First Floor

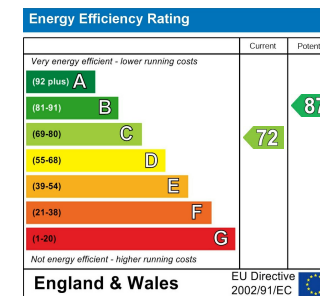
Approx. 37.4 sq. metres (403.0 sq. feet)



Main area: Approx. 82.7 sq. metres (890.4 sq. feet)  
Plus garages, approx. 12.3 sq. metres (132.2 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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