

GRAY  
TOYNBEE



12 Gunning Way  
Cambridge, CB4 3SQ

Guide price £500,000



## 12 Gunning Way

Cambridge, CB4 3SQ

- Family home with no chain
- Extended with cloakroom and utility room
- Garage
- Chesterton Community College catchment

An extended 3-bedroom semi-detached house, in a popular location in the catchment of Chesterton Community College, offering well-maintained accommodation and a garage.

This family house has been well cared for and is in excellent condition. The accommodation has been extended and well laid out, but also offers scope for further expansion (subject to consent).

There is a spacious hallway, the living room has a large window to the front aspect and a gas fire, the living room opens to the dining room, which has double doors to the garden, the kitchen has solid wood fronted, handmade, base and eye-level storage and space for appliances. There is a pantry, cloakroom and WC and a good-sized utility room with a door to the garden and the garage, which has an electric door.

Upstairs, there are three





bedrooms, two are doubles and have built-in cupboards, and the third bedroom is a good-sized single. The bathroom has a shower over the bath, and there is a separate WC.

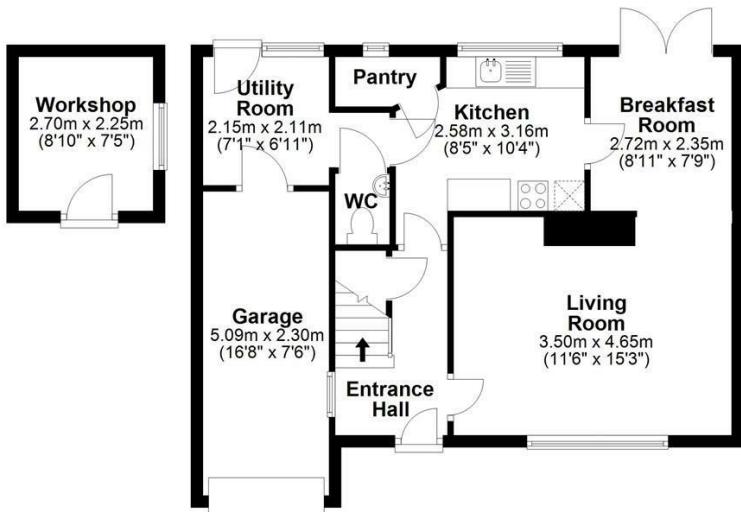
The house has double glazing and gas central heating with a brand new boiler due to be installed in October 2025.

Outside, at the front, there is a well-kept garden and driveway parking. The rear garden has a lawned area, flower and shrub beds and is enclosed by fencing. There is a brick shed, timber shed, and a greenhouse.



## Ground Floor

Main area: approx. 46.3 sq. metres (498.6 sq. feet)  
 Plus garages, approx. 11.7 sq. metres (125.8 sq. feet)  
 Plus workshop, approx. 6.1 sq. metres (65.4 sq. feet)

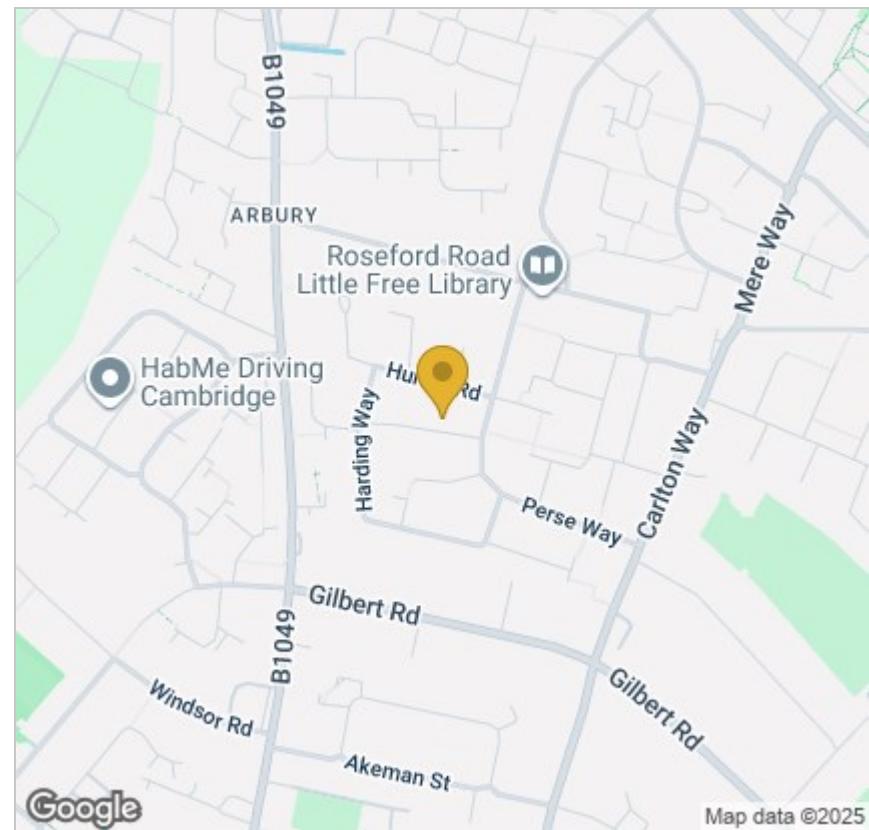
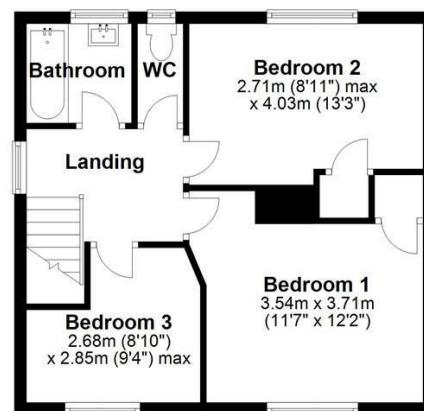


Main area: Approx. 88.5 sq. metres (952.6 sq. feet)  
 Plus garages, approx. 11.7 sq. metres (125.8 sq. feet)  
 Plus workshop, approx. 6.1 sq. metres (65.4 sq. feet)

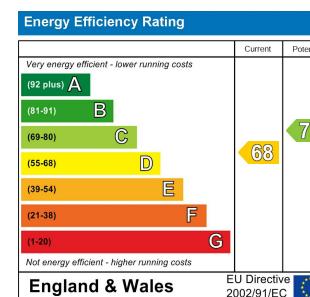
Drawings are for guidance only  
 Plan produced using PlanUp.

## First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



## 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.

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