

48 High Street  
Cambridge, CB1 9AS

**Guide price £660,000**



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- 5 bed, 1.5 bath, 2 recep
- 2023 sqft / 188 sqm
- South-West Facing Garden
- Air conditioning & Air Source Heat Pump

Extended family home with purpose- built studio, landscaped garden and ample parking, on the edge of the Cambridge East/Marleigh growth area, offering excellent transport links back to the City.

Multi-functional zoned living space with LVT flooring, air-conditioning & Bosch appliances. 5 Beds, family bathroom & dressing area off the master. Garden studio, Indian sandstone terrace & artificial turf.

The home features a versatile living space with zoned areas for family life & entertaining, benefiting from a dual aspect, feature fireplace & air-conditioning. The kitchen/breakfast room has comprehensive units, breakfast bar & integrated Bosch appliances, including a Russell Hobbs wine fridge. The ground floor is completed by a cloakroom W.C. The entrance hall has attractive LVT herringbone style flooring, underfloor heating & continues throughout the ground floor.

Upstairs the living space is arranged over 2 floors, with 4 bedrooms & a beautiful family bathroom with separate bath & walk-in shower. Bedroom 1 has a





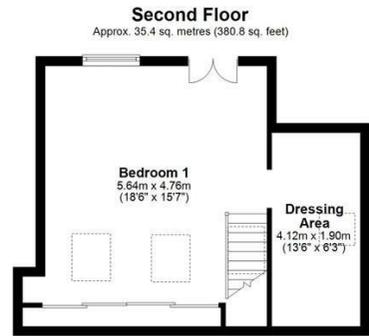
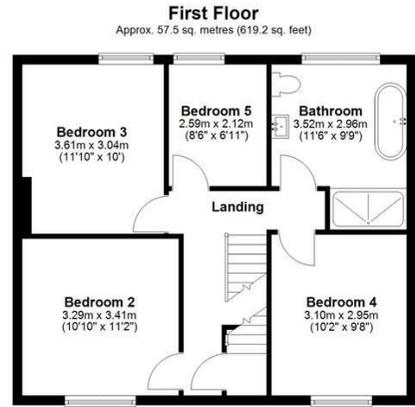
dressing area, sliding mirrored wardrobes and Juliet Balcony.

The property is within walking/cycling distance to Marleigh Market Square (Co-op, Salento), new primary academy & Springstead development, including plans for a future secondary school.

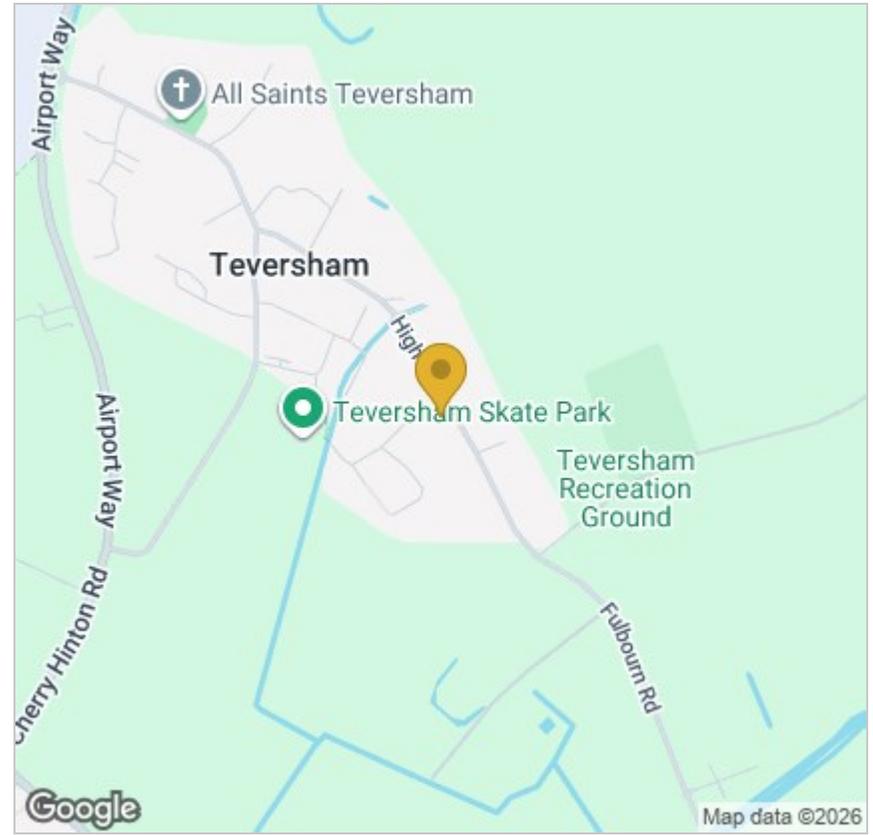
Nearby amenities include a major Travel Hub (1,800 spaces) with high frequency bus links to City and rail stations.

Teversham Green Corridor & cycle paths offer direct links to the city. Proposed developments: Fenleigh Farm shop/cafe & dedicated busway to the City centre, providing one of the quickest routes to Biomedical Campus. Teversham CofE Primary has a "Good" Ofsted, catchment to Bottisham Village College. Close to Addenbrookes Hospital, ARM & the Biomedical Campus.

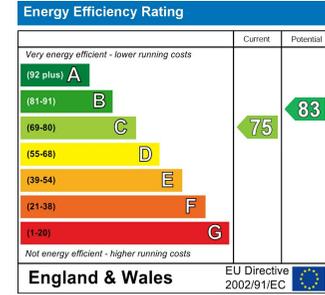




Total area: approx. 188.0 sq. metres (2023.8 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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