

GRAY TOYNBEE

4 Flitmead

Cambridge, CB23 6GF

Offers over £350,000

3 2 1 C

4 Flitmead

Cambridge, CB23 6GF

- Hyper-Connected: Fully serviced with Gigabit-capable full-fibre broadband (speeds up to 1,000Mbps+).
- Dedicated Ground Floor Home Office: A quiet, spacious study overlooking the private front aspect - ideal for modern hybrid or fully remote working.
- Picturesque & Private Position: Situated on a quiet private road directly overlooking a National Trust Nature Reserve.
- Immediate Catchment Area for Ofsted Rated 'Outstanding' Cambourne Village College.
- Sheltered & Secure Parking: Includes a private carport providing undercover parking, easily reached via a secure gate at the bottom of the garden.

Stunning 3/4 bed Townhouse overlooking the nature reserve - No Onward Chain

Spanning nearly 1,200 sq. ft. of versatile, bright living space across three floors, 4 Flitmead balances premium lifestyle perks with professional convenience.

The ground floor immediately caters to modern professional needs with a dedicated, bright home office study. Fully supported by lightning-fast fibre optic broadband, it provides an ideal quiet environment for hybrid working or running a business from home, and can easily adapt into a fourth double bedroom or playroom. This three-storey footprint delivers excellent work-life separation, keeping your professional zone independent from the upper-floor living and sleeping spaces. The ground floor also includes a cloakroom WC and flows into a generous kitchen/dining room equipped with a premium range cooker, extractor, dishwasher, fridge freezer, washing machine,















integrated wine rack, and plenty of cupboard and worktop space – an excellent hub for entertaining while overlooking the rear garden.

On the first floor, a large living room features dual Juliet balconies that maximise natural light, alongside a double bedroom with two rear-facing windows. The second floor has two good-sized double bedrooms, both with fitted wardrobes, with the master benefiting from its own private en-suite with shower, WC and basin. The main bathroom, also on the second floor, has a bath, WC and basin. There is extensive storage in the loft which occupies the entire footprint of the property.

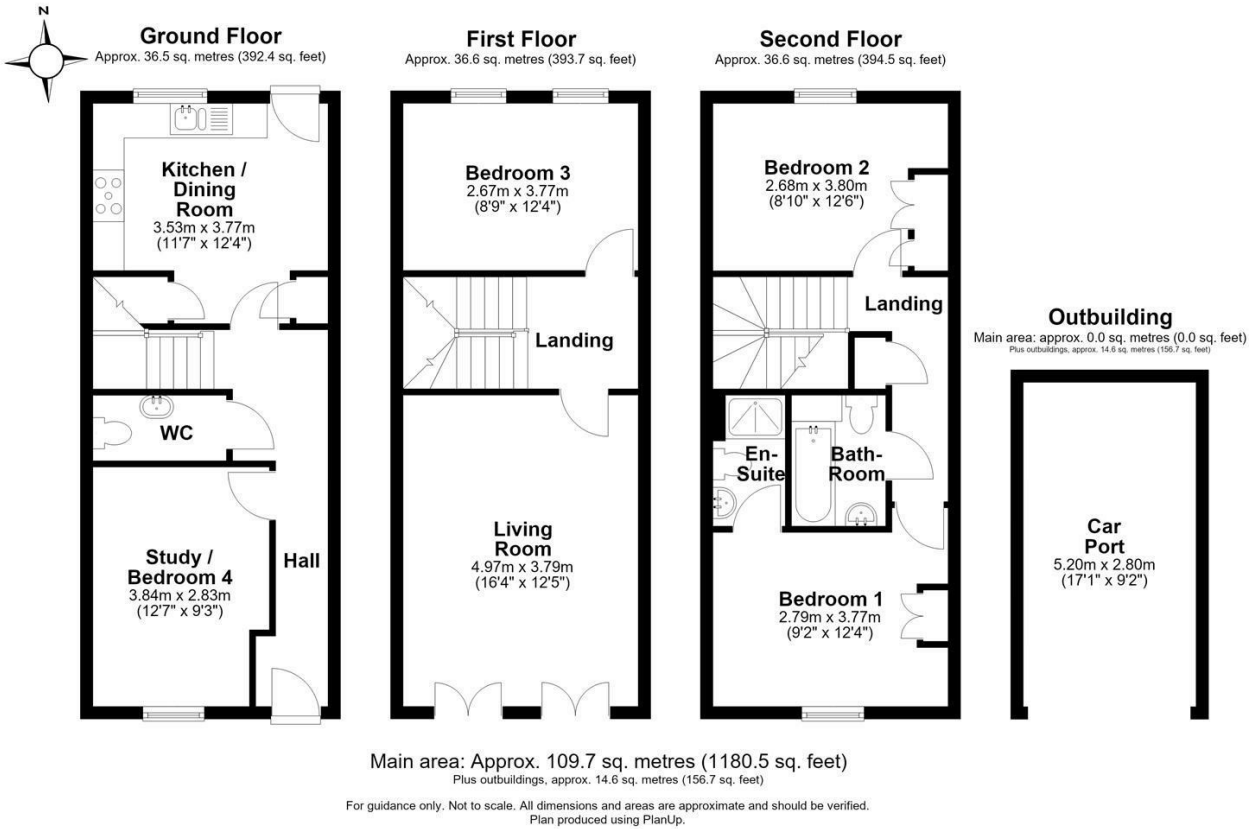
Outside, the private rear garden is well kept with patio, lawn, and a secure gate opening onto a short private pathway giving instant access to your sheltered carport. The private road is adjacent to a lush National Trust nature reserve, offering a pleasing aspect with no obstructions.

Offered with No Onward Chain, this home pairs peaceful country views over the reserve with easy commuter access to the Cambridge science park and London King's Cross via nearby St Neots



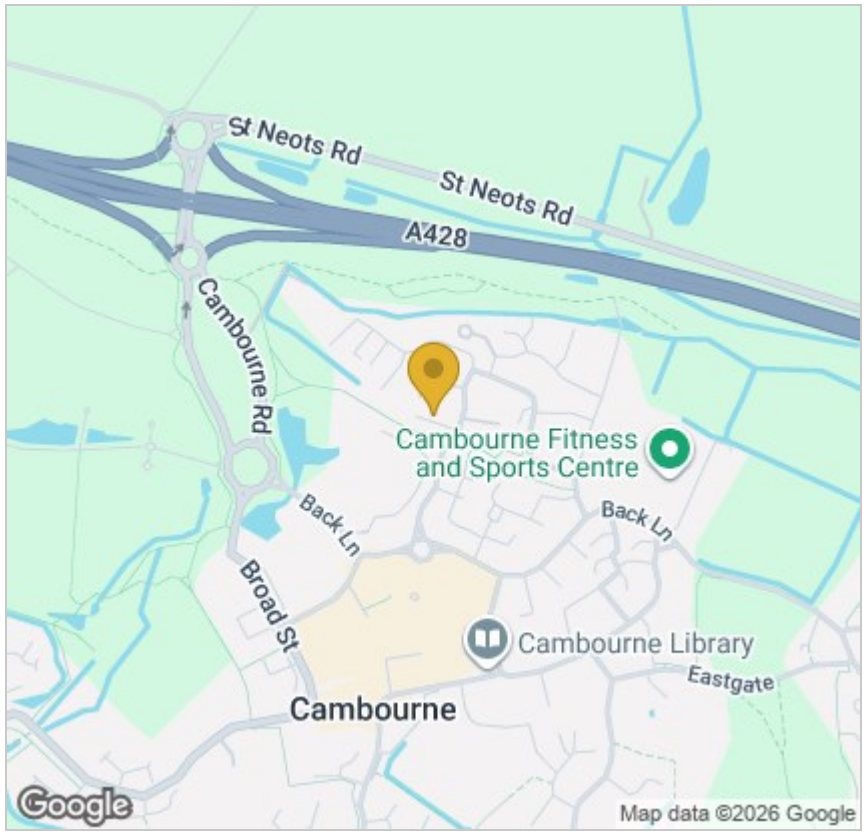


GRAY TOYNBEE

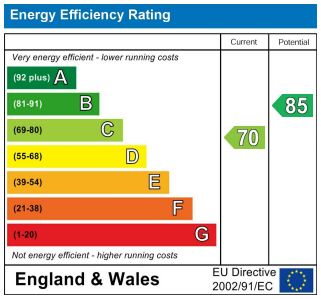


Main area: Approx. 109.7 sq. metres (1180.5 sq. feet)
Plus outbuildings, approx. 14.6 sq. metres (156.7 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com