



87 Kendal Way  
Cambridge, CB4 1LP

**Guide price £400,000**



## 87 Kendal Way Cambridge, CB4 1LP

- Close to Cambridge North Station
- Excellent Garden
- Scope for Modernisation
- Off-Street Parking

Set back from the main residential street, this three bedroom semi detached house extends to approximately 864 sqft and offers off street parking, generous garden space, and excellent scope to extend and modernise.

The entrance leads directly into the living and dining room, which enjoys both front and rear aspects allowing for plenty of natural light. The room is spacious, carpeted throughout, and benefits from two built in storage cupboards.

To the rear of the ground floor are the kitchen and bathroom, both finished with tiled flooring. The kitchen provides space for freestanding appliances, ample worktops, a stainless steel sink, and a window allowing natural light. The bathroom comprises a shower over bath, WC, wash hand basin with mirrored vanity unit, extractor fan, and a window for ventilation. A useful storage cupboard and rear door sit between these two rooms.

Upstairs, there are two generous





double bedrooms and a further single bedroom, currently used as a home office. The front bedroom is the larger of the two doubles and benefits from a built in cupboard, while the second double overlooks the rear garden. The first floor is carpeted throughout.

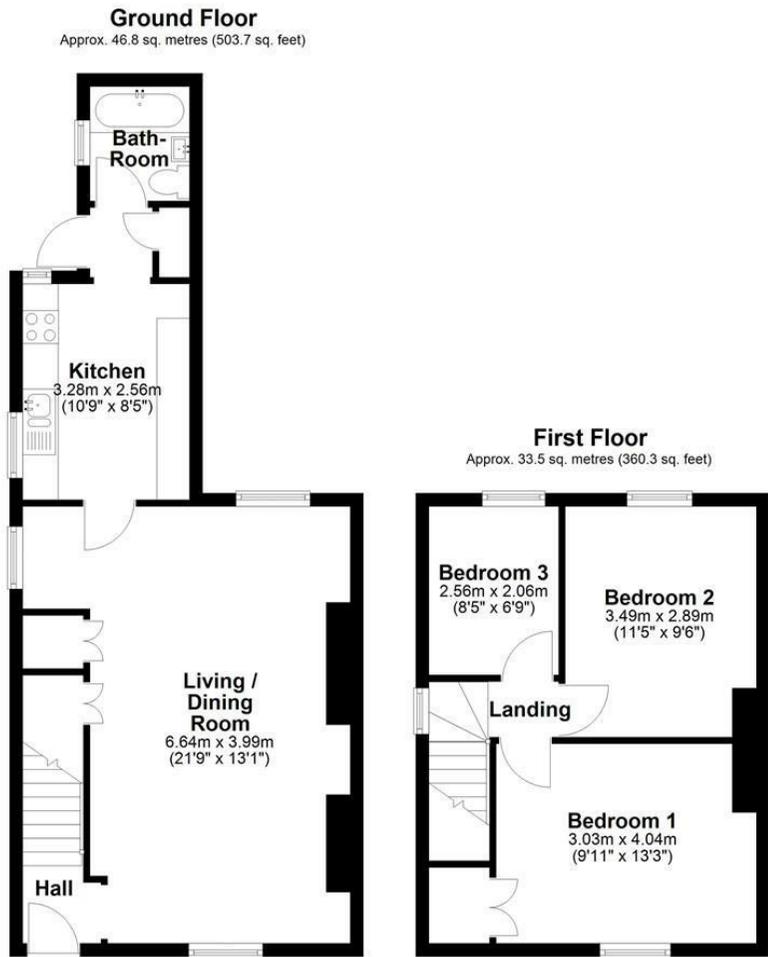
The garden is a particular highlight. Positioned on a corner plot within a cul de sac, the property enjoys extended outdoor space. There are two storage sheds with power connected, along with brick built seating and a designated area suitable for an outdoor kitchen setup.

The property is double glazed throughout and heated via gas central heating with a combination boiler.

Kendal Way is a well regarded residential area close to the city centre, within a short cycle of Cambridge North Station and conveniently positioned for local amenities.

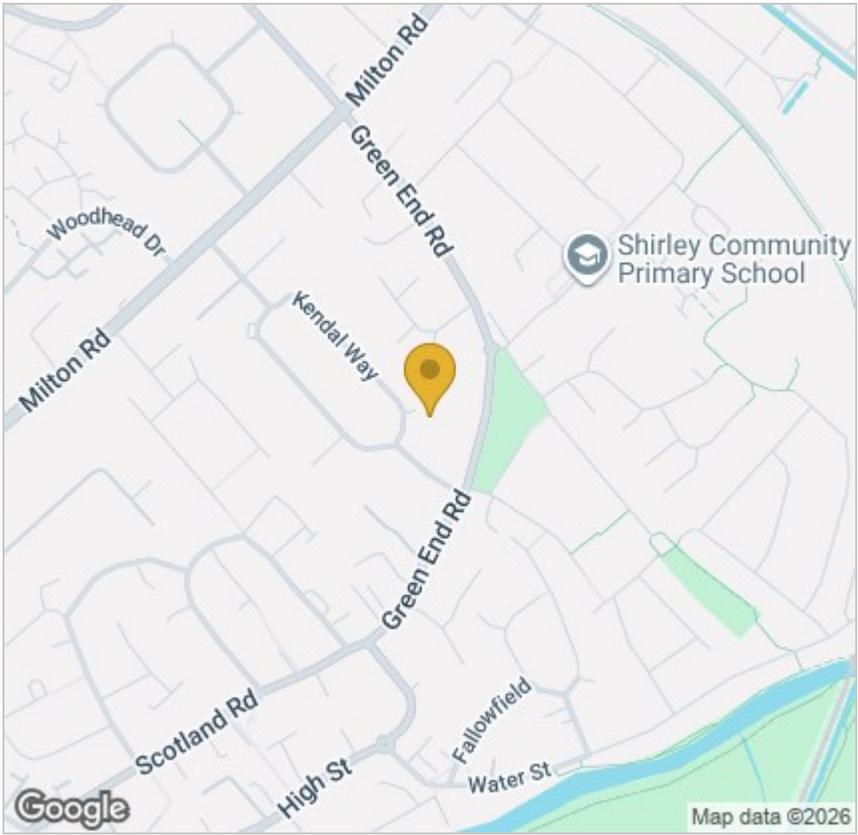
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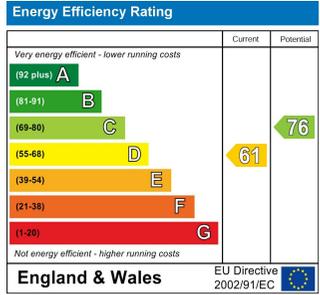


Total area: approx. 80.3 sq. metres (864.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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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