



Pen Close, Cambridge  
CB1 9HN

Pocock + Shaw

12 Pen Close  
Cambridge  
Cambridgeshire  
CB1 9HN

An immaculate semi detached extended family home with the benefit of a garden studio situated in residential cul de sac in the heart of Cherry Hinton. The property offers well proportioned accommodation arranged over two floors and features a fabulous kitchen dining area.

- Well proportioned semi-detached house
- New kitchen extension
- Detached garden studio with air conditioning
- Off street parking
- Two large double bedrooms (formerly three bed)
- Utility and ground floor cloakroom
- Low maintenance garden and of street parking

Guide Price £480,000



Located in a convenient cul de sac, the property benefits from a wide range of local facilities in nearby Cherry Hinton which is within walking or cycling distance, including shops, schools, pubs and restaurants. There are many social events and activities that take place at Cherry Hinton Hall Park, and beautiful country walks can be enjoyed at Gog Magog Hills. The location is ideal for access to Addenbrookes Hospital, as well as convenient links to Cambridge's Railway Station, excellent bus services, and commuter routes.

This very well presented semi-detached house was built in the 1950s and is of concrete "easiform" construction with a tiled roof. Originally built as a 2 bedroom property, the property was transformed into a 3 bedroom house by the owners and then reverted back to 2 bedrooms when the children got older. Most of the 2 bedroom houses in the road have been converted to three bedroom homes by dividing the large main bedroom into two.

In detail, the accommodation comprises;

**Entrance hall** With door to front, contemporary radiator, stairs to first floor. Door to

**Sitting room** With contemporary radiator, double glazed window to front, former fireplace, dado rail, door to dining room.

**Dining room** With recessed spotlights, contemporary radiator, tiled flooring, door to

**Utility room** With range of wall units, work top with space for appliances below, shelving, shelved storage cupboard, tiled flooring, door to

**Cloakroom** With low level WC, vanity wash handbasin, cupboard under, mixer taps, tiled flooring.

**Kitchen** With range of newly fitted wall and base units, extensive Quartz working surfaces with decorative tiled splashbacks, range of appliances including induction hob with cooker hood over, double oven, dishwasher, large central island unit with Quartz work tops, wide range of storage under and inset sink with mixer taps, pendant lighting over, storage cupboard with central

heating boiler, tiled flooring, underfloor heating, full range of fitted storage to one wall, vaulted ceiling with inset velux roof lights, fitted spotlights, double glazed doors to the garden.

### **First Floor**

**Landing** With double glazed window to side.

**Bedroom 1** With two double glazed windows to the front, range of fitted wardrobes to two walls, loft hatch with folding ladder, two radiators.

**Bedroom 2** With double glazed window to rear, radiator. Attractive wood panelling to one wall.

**Bathroom** With three piece white suite comprising panelled bath with mixer taps, wall mounted shower controls, tiled surround, low level wc, wash handbasin with mixer tap, double glazed window to rear, radiator.

**Outside** The rear garden which extends to 31ft benefits from side pedestrian access and is enclosed with timber fencing and features a well tended lawn with pathway to rear raised decked area. There is a large timber shed with power and light laid on and the garden has an outside tap and power point. To the front of the property is a gravelled driveway offering parking for two vehicles.

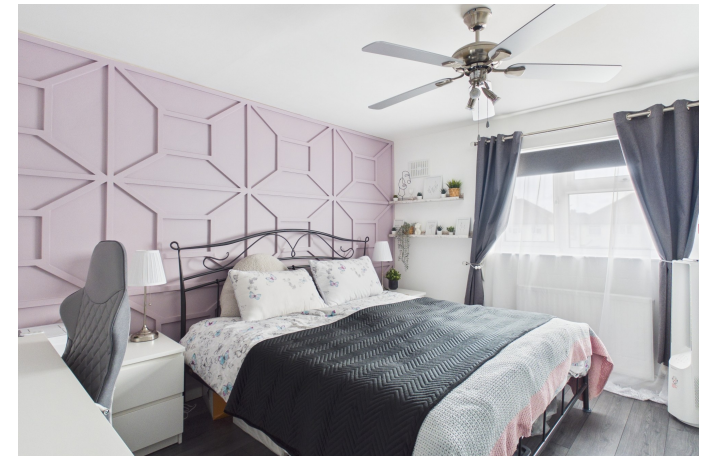
**Cabin/Annexe** A newly built detached cabin featuring air conditioning and two separate rooms; Room 1 with double glazed window to front, double glazed French doors to garden, wall mounted air conditioning unit and recessed lighting. Room 2 with double glazed window to the front, recessed lighting and a wall mounted air conditioning unit.

**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





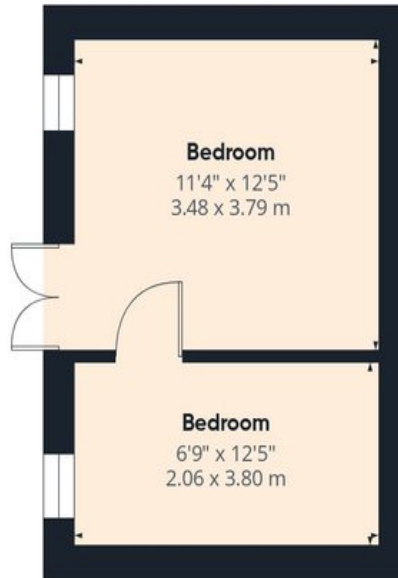
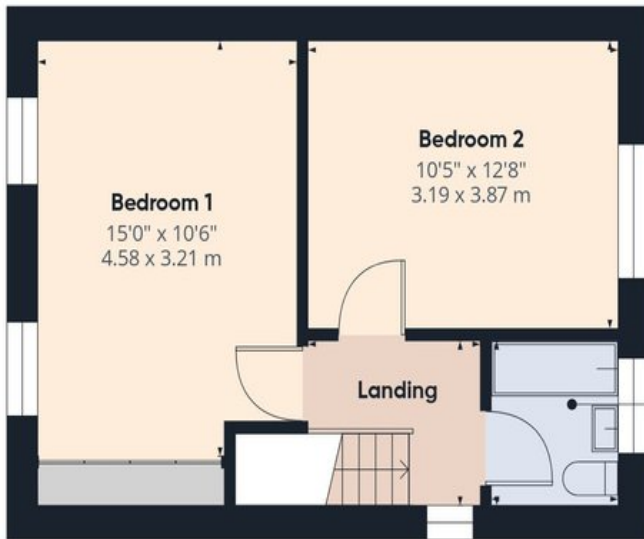
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	78

**Approximate total area**

1162 ft<sup>2</sup>  
108 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested