GRAY TOYNBEE

19 Worcester Avenue, Hardwick

Cambridge, CB23 7XG

Offers over £450,000

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- Wonderful Garden
- Solar Panels
- Off-Street Parking
- Comberton Village College Catchment

A well-presented 4-bedroom semi-detached home, extending to approximately 1,230 sq. ft., set back from the road along a shared gravel driveway in this highly desirable village. 3 minutes walk from bus stops for Cambridge, Cambourne and the highly regarded Comberton Village College.

The property enjoys an attractive position, with a front garden and a raised entrance porch which gives a welcoming sense of arrival. Upon entering, there is a useful cloakroom, along with a fantastic and versatile room converted from the original garage. Currently used as a home office, this bright dual-aspect space could suit a variety of uses depending on need.

The main living and dining room is a generous full-length space, enjoying windows to the front and patio doors to the rear, allowing for plenty of natural light. The room is carpeted, adding warmth, and features a log-burning fireplace, perfect for the colder months.

There is useful under-stairs storage and a small area for coats before reaching the kitchen, which is fitted with a range of high and low-level cupboards. There is also a side door leading to the rear garden, an extractor fan, and ample space for white goods and utilities.

Upstairs, the principal bedroom is a well-proportioned double, benefitting from views over the garden and a large fitted mirrored wardrobe. Bedrooms two and three are both doubles, positioned to the front and rear respectively, while the fourth bedroom, currently used as a crafts room, is certainly large enough to be used as a bedroom if required.

The family bathroom is practical and well arranged, with an airing cupboard, power shower over the bath, basin, WC and a window for natural ventilation.

Outside, the rear garden is a lovely feature of the home. It is not too large to maintain, yet offers plenty to enjoy, with a small patio area directly outside the living room, ideal for seating. The mature lawned garden is bordered by a variety of flower beds, with the main feature being a beautiful ceanothus tree, producing striking blue and purple flowers in the spring.

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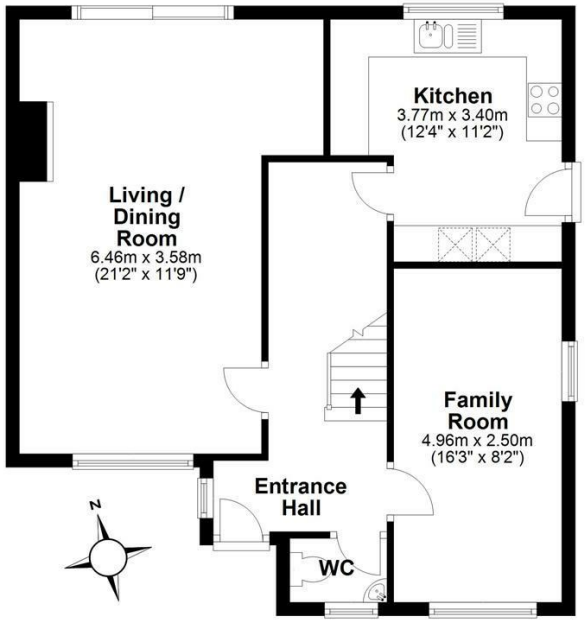
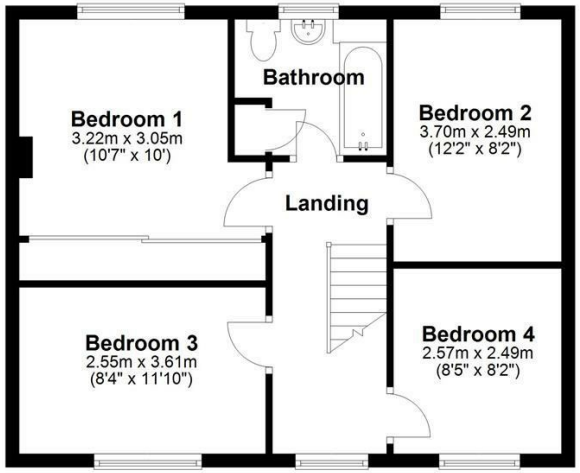
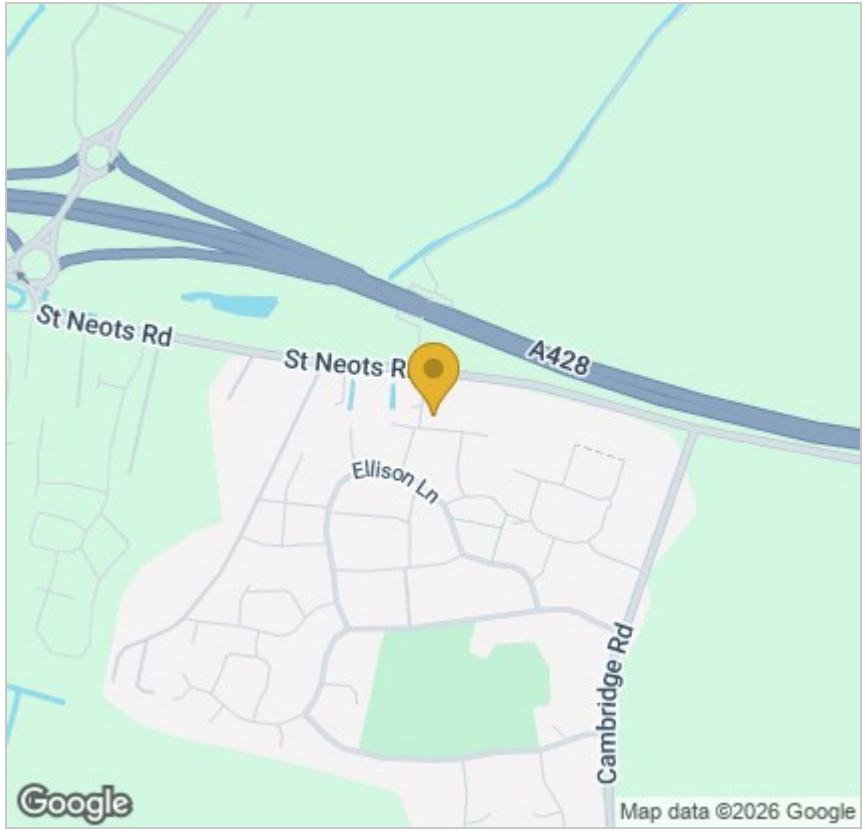
Ground Floor
Approx. 62.3 sq. metres (670.8 sq. feet)



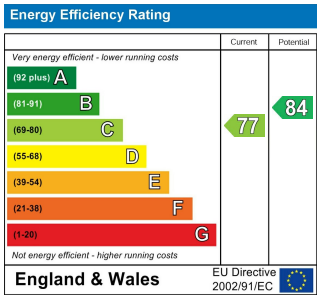
First Floor
Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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