



Bush & Co.



## 57 Birdwood Road, Cambridge, Cambridgeshire, CB1 3ST

**Guide Price £625,000 Freehold**



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Birdwood Road is well placed to the favoured south side of the city offering convenient access to the railway station, the Addenbrookes hospital biomedical campus and other major employers. The city centre is located just 2 miles away and there are numerous local shops, supermarkets and leisure facilities within easy reach. Well regarded schooling for all ages is within easy reach.

The property is an extended and improved 1930's built semi-detached house offered in excellent condition with a superb private rear garden. There are double glazed windows and doors, gas radiator central heating and driveway parking with EV charging point. Planning has previously been granted for a loft conversion with dormer but this has recently expired and would require re-submission.

The entrance door, which is located at the side, opens into an inviting hallway with stairs to the first floor and a cloakroom with modern two piece suite.

The stylish re-fitted kitchen allows an abundance of natural light via a window, rooflight and double doors which lead to the garden. There is a range of fitted units with timber work surfaces and ceramic butler sink as well as a concealed wall mounted gas fired boiler and herringbone wooden floor.

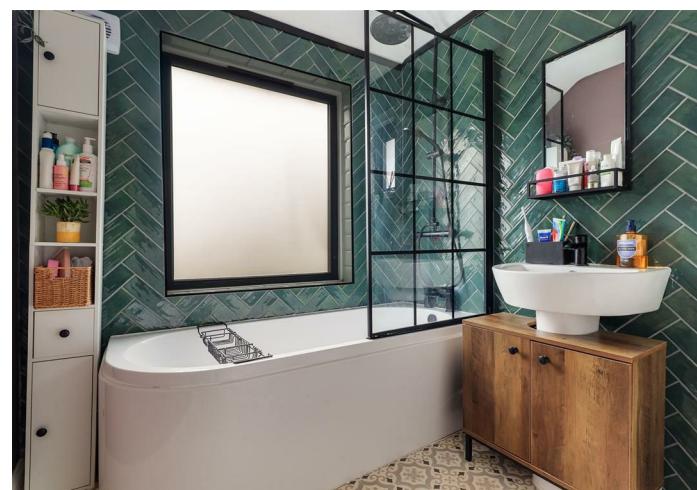
The extended living accommodation offers space and light, running front to back, with bay window as well as rooflights and double doors to the rear. The sitting area is well proportioned and beautifully presented, flowing freely into the dining area which has exposed wooden flooring and a fireplace aperture then into the family area which opens up to the garden.

The first floor landing has a window and loft hatch.

The principal bedroom sits at the front with a bay window and wall to wall bespoke built in wardrobes. Bedroom two is a further double room, quietly located at the back, offering lovely views of the garden. Bedroom three is a comfortable single room at the front.

The well appointed three piece re-fitted bathroom comprises a bath with shower over, w.c and wash hand basin in addition to tiled walls, a heated towel rail and two windows.

Outside - The enclosed frontage features a lawned garden and driveway parking with EV charging point. The lovely, private rear garden is laid mainly to lawn with hardstanding areas, borders and a timber shed.



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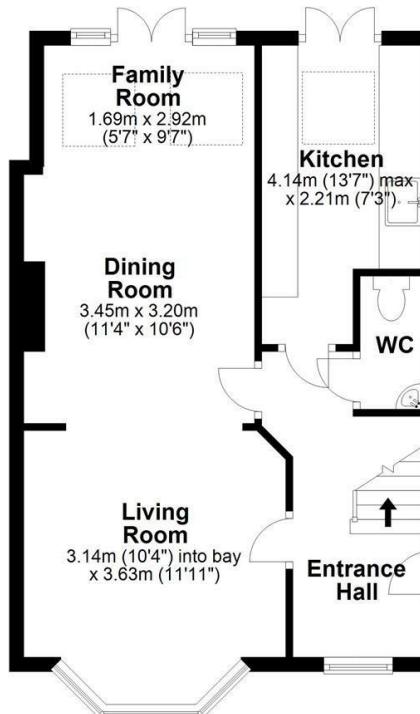
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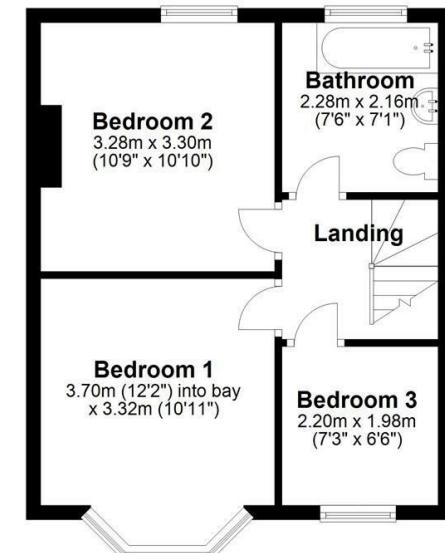
### Ground Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 83.4 sq. metres (897.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
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