



106 Kings Hedges Road  
Cambridge, CB4 2PA

**Guide price £450,000**



# 106 Kings Hedges Road

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- No chain
- Perfect for access to the Science Park
- Long garden
- Garage
- EPC rating C

A three-bedroom bay-fronted semi-detached house with a long garden and a garage, situated within walking distance of the Science Park and offered with no chain.

This 881 sq, ft, family house is in a particularly convenient position, has a conservatory extension, first-floor bay windows to the front and rear, and offers scope for extension (subject to consent).

Off the hallway, there is a full-width living room which has a bay window to the front aspect. The kitchen/dining room is open-plan, the kitchen area has been refitted and has base and eye-level units and space for appliances. The dining area has an understairs cupboard and a glazed door leads to the conservatory extension, which have double doors to the garden.

Upstairs there are three bedrooms, two doubles with bay windows, and a small





single/nursery room. The bathroom does need updating, it has a shower over the bath and a WC.

The house has double glazing, gas central heating, and the side wall of the property has external insulation fitted.

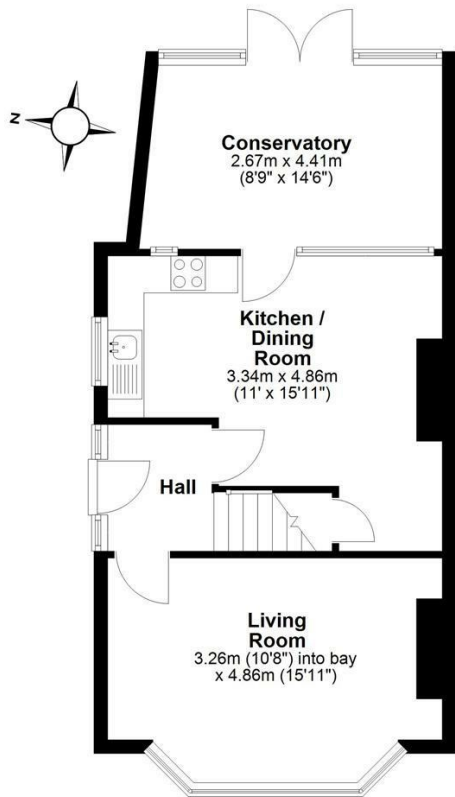
At the front, there is parking and a garden, and a driveway at the side of the house, shared with the neighbour, provides access to the rear of the property and the good-sized garage. The rear garden is a good size and mainly lawn; there is a good-sized patio, a decked seating area, and the garden is enclosed by fencing.

What3words: ///issued.frosted.gross



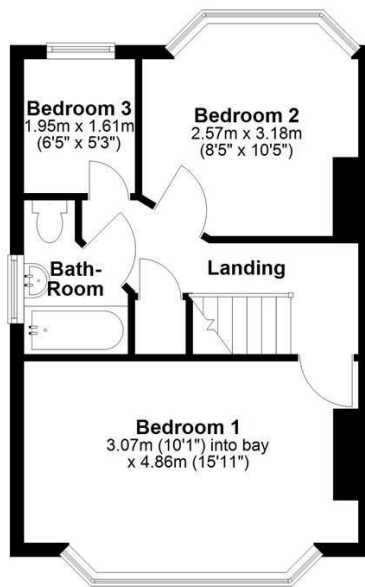
## Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



## First Floor

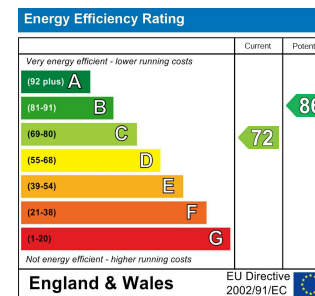
Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 81.9 sq. metres (881.5 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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