



28 Abbey Road
Cambridge, CB5 8HQ

Guide price £975,000



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- Detached house
- Garage & parking
- Close to the River Cam
- Excellent local schooling

A handsome detached residence of 1654 sqft/153 sqm, plus a garage and a private garden, enjoying a convenient location in one of the city's most desirable and friendly residential areas.

On one of Cambridge's popular residential roads, this beautifully restored 5-bedroom home blends charm with modern living.

Every detail has been thoughtfully considered. Attractive tiled floors, an abundance of natural light and a spacious, modern kitchen sit alongside a light-filled breakfast room, while an open fireplace brings warmth and character to the principal reception space. The result is a home that feels spacious, considered, and conveniently situated.

3 reception rooms provide versatile living and entertaining areas, with the bedrooms and family bathroom arranged over 2 floors.

Outside the front of the property is set back behind a shallow front garden with a low brick wall and there is a pathway to the front door. The private rear garden is due east and there is a single garage adjoining the rear of the garden with private residents parking at the rear.

Abbey Road forms part of the popular Riverside area, located a short stroll

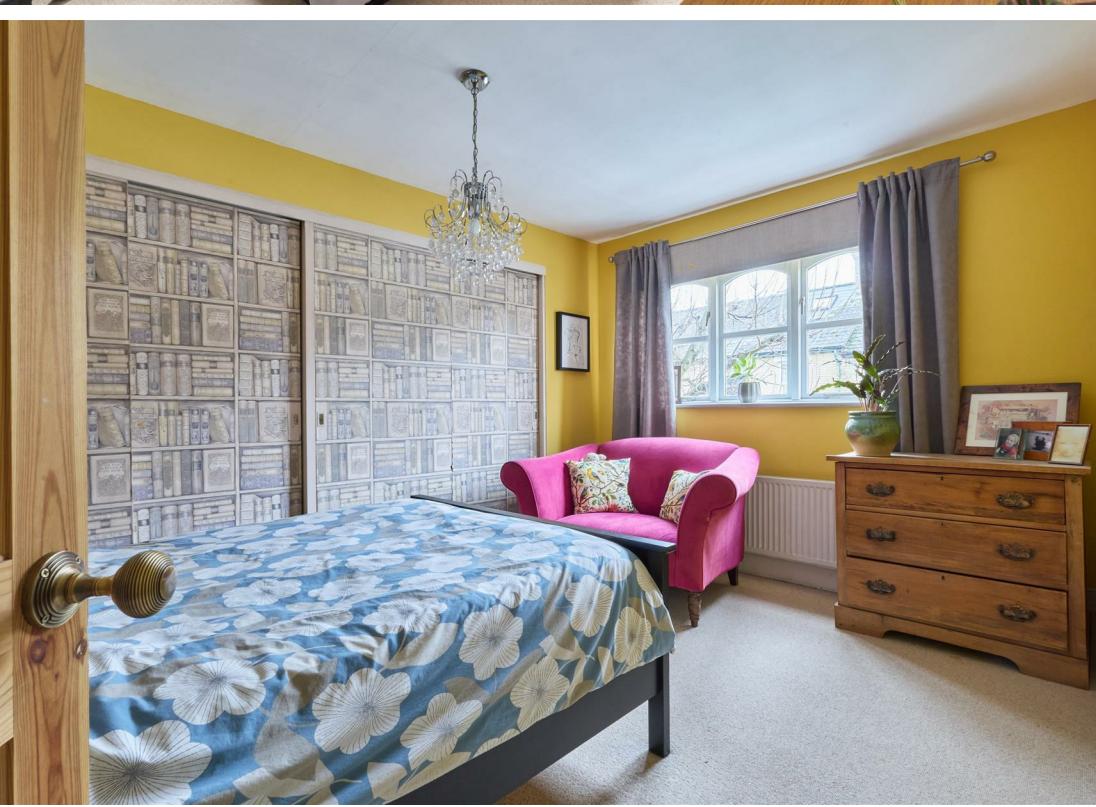




from the south bank of the River Cam, less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Midsummer and Stourbridge Commons are also situated nearby, as well as Cambridge Central and Cambridge North Railway Stations, both with regular services to London King's Cross. There is a wide range of local facilities including a Tesco Superstore, gym and two out-of-town retail parks close-by, coupled with local shopping on Burleigh and Fitzroy Street, which offers a vast range of shops, bars and restaurants.

Schooling is available at St Matthew's Primary School with secondary provision at Parkside Community College, which are Ofsted rated as 'good' and 'outstanding' respectively.



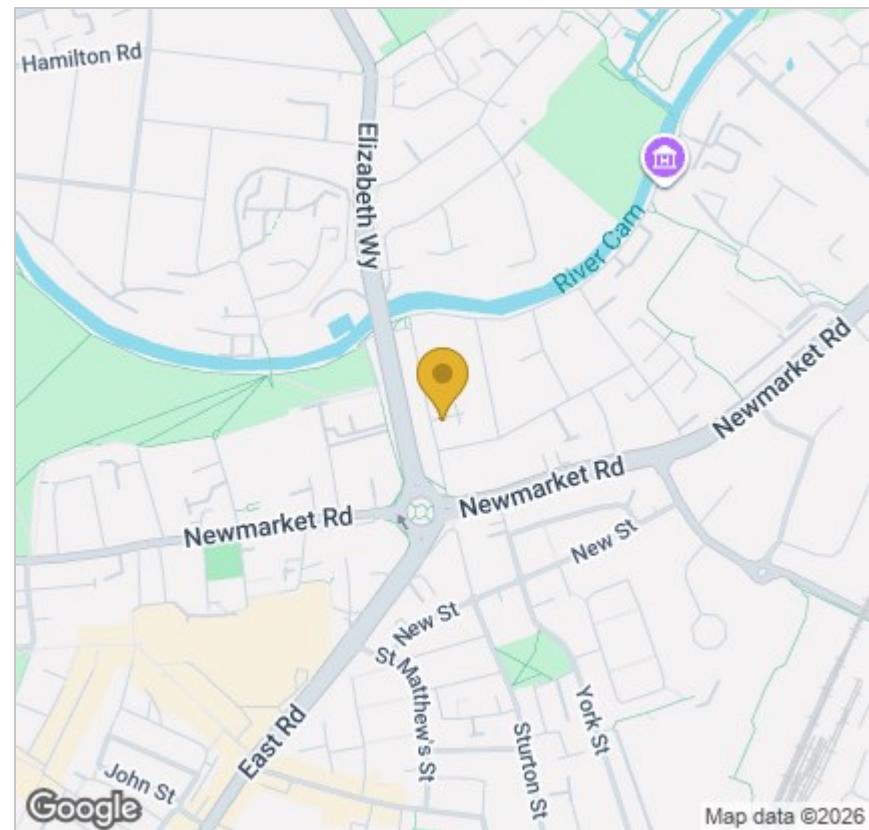
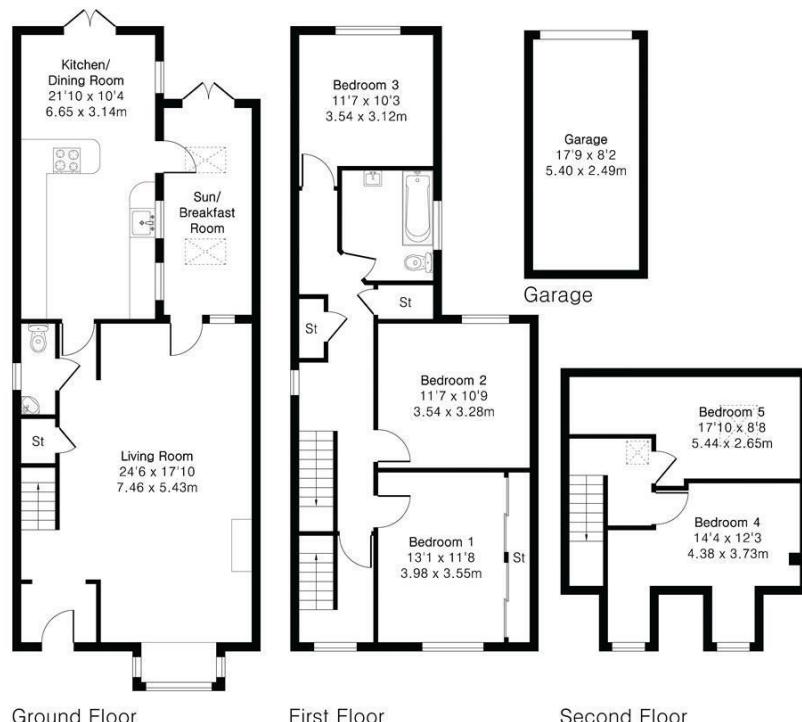
**Approximate Gross Internal Area 1654 sq ft - 153 sq m
(Excluding Garage)**

Ground Floor Area 679 sq ft - 63 sq m

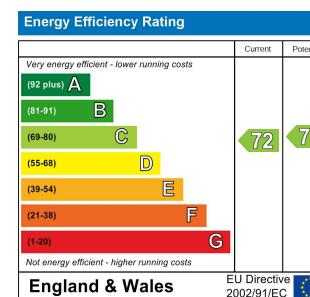
First Floor Area 662 sq ft - 61 sq m

Second Floor Area 313 sq ft - 29 sq m

Garage Area 145 sq ft - 13 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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.