



106 Kings Hedges Road  
Cambridge, CB4 2PA

**Guide price £450,000**



## 106 Kings Hedges Road

Cambridge, CB4 2PA

- 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





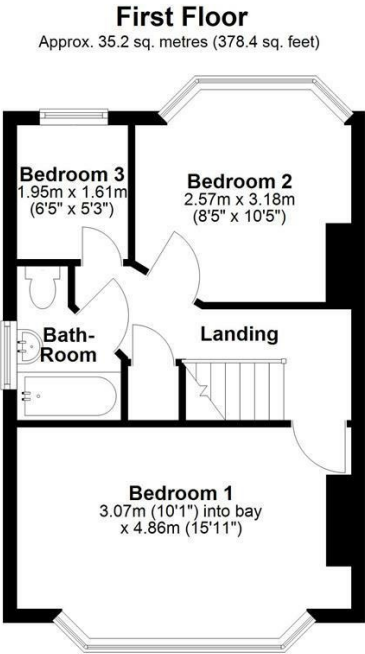
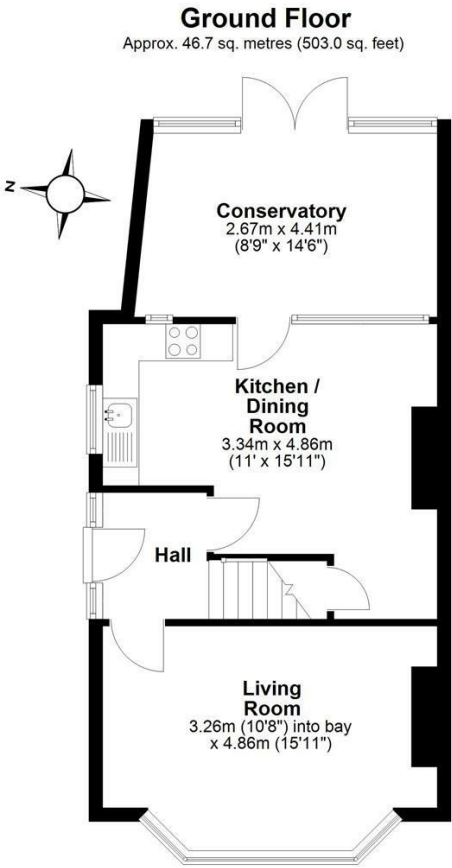
single/nursery room. The bathroom does need updating, it has a shower over the bath and a WC.

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

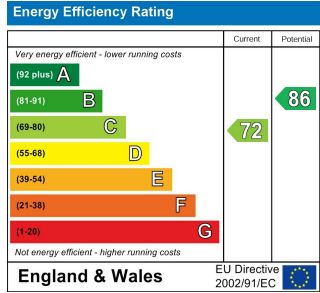




Total area: approx. 81.9 sq. metres (881.5 sq. feet)



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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.