

Evergreens, Cambridge, CB4 1UP

CHEFFINS

CHEFFINS

Evergreens

Cambridge,
CB4 1UP

4 2 2

Guide Price £650,000

A well presented four bedroom detached property extending to approximately 1419sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles as well as double garage and generous rear garden and is located close to local amenities and transport links.

















LOCATION

Evergreens enjoys a sought-after position in the popular Chesterton area of Cambridge, offering excellent access to the city centre, Cambridge North Railway Station and the Science Park. Residents benefit from a wide range of nearby amenities, including local shops, supermarkets, cafés and well-regarded schools, while scenic walks alongside the River Cam and nearby green spaces provide excellent recreational opportunities. With convenient access to the A14, M11 and key employment hubs, the location is ideal for commuters, professionals and families seeking both convenience and connectivity.

FRONT DOOR
into:

ENTRANCE HALL
carpeted with doormat inset, downlight, radiator, understairs storage space, access to first floor, access into various rooms.

SITTING ROOM
carpeted, radiator, upvc double glazed windows overlooking the front of the property, downlight, wall lights, feature gas fireplace with timber mantelpiece, stone hearth and surround,

DINING ROOM
carpeted, radiator, downlight, timber glass panel sliding doors leading into:

CONSERVATORY
with tiled flooring, radiators, upvc double glazed doors leading out to the rear garden, downlight, wall light.

KITCHEN
with a range of floor and wall units, laminate worktop, stainless steel one and a half sink and drainer with mixer tap, space and plumbing dishwasher, integrated 4 ring gas hob, extractor fan, integrated Hotpoint oven, part tiled walls, upvc double glazed windows looking out to the rear of the property, downlight, radiator, tiled flooring.

UTILITY ROOM
with continuation of the tiled flooring, floor unit with laminate worktop, stainless steel sink and drainer, space and plumbing for washing machine, space for fridge/freezer, boiler, part tiled walls, downlight, upvc double glazed door leading out to the side of the property, radiator,

CLOAKROOM
with laminate flooring, low level w.c., wash hand basin with storage cupboard beneath, tiled splashback, downlight, extractor fan, mirrored storage cupboard.

STUDY
carpeted, upvc double glazed windows overlooking front of the property, downlight, built-in unit providing storage cupboards, shelving and desk space.

ON THE FIRST FLOOR

LANDING
carpeted, downlight, access into loft space, airing cupboard and access into various rooms.

PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking the front of the property, two sets of built-in wardrobes with hanging rails and shelving, door into:

ENSUITE SHOWER ROOM
with laminate flooring, upvc double glazed frosted window overlooking the side of the property, three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin with storage cupboards beneath, radiator, downlight, extractor fan, shelving, part tiled walls.

BEDROOM 2
carpeted, upvc double glazed windows overlooking the rear of the property, radiator, downlight, built-in wardrobe with hanging rail and shelving.

BEDROOM 3
carpeted, upvc double glazed windows overlooking the front of the property, radiator, built-in wardrobe with hanging rail and shelving.

BEDROOM 4
carpeted, upvc double glazed window overlooking the rear of the property, radiator, built-in storage cupboard with shelving, additional cupboard with hanging rail and shelving, further overhead storage.

BATHROOM
with laminate flooring, three piece suite comprising of bath with shower over, low level w.c., wash hand basin with storage cupboards and shelving beneath, upvc double glazed frosted window overlooking the rear of the property, part tiled walls, downlight, extractor fan, radiator.

OUTSIDE
The property is approached via brick paved driveway leading to off-road parking for multiple vehicles and double garage beyond with up and over doors, side gate leading into rear garden. The front garden is predominantly gravelled with borders containing a variety of shrubs and hedging.

Rear garden is south east facing and fully enclosed via timber fencing, access to the front of the property via timber gate. The rear garden is pedominantly block paved with raised borders containing a variety of shrubs, hedges and trees. The rear garden offers ample opportunity for outside seating, and al fresco dining. Outside water tap, outside electricity point, timber storage shed with power and lighting, workbench and shelving, Greenhouse and personal door into DOUBLE GARAGE with concrete base, two up and over doors, power and lighting, potential for additional eaves storage as well as shelving around.







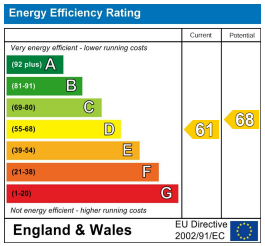












Guide Price £650,000

Tenure - Freehold

Council Tax Band - E

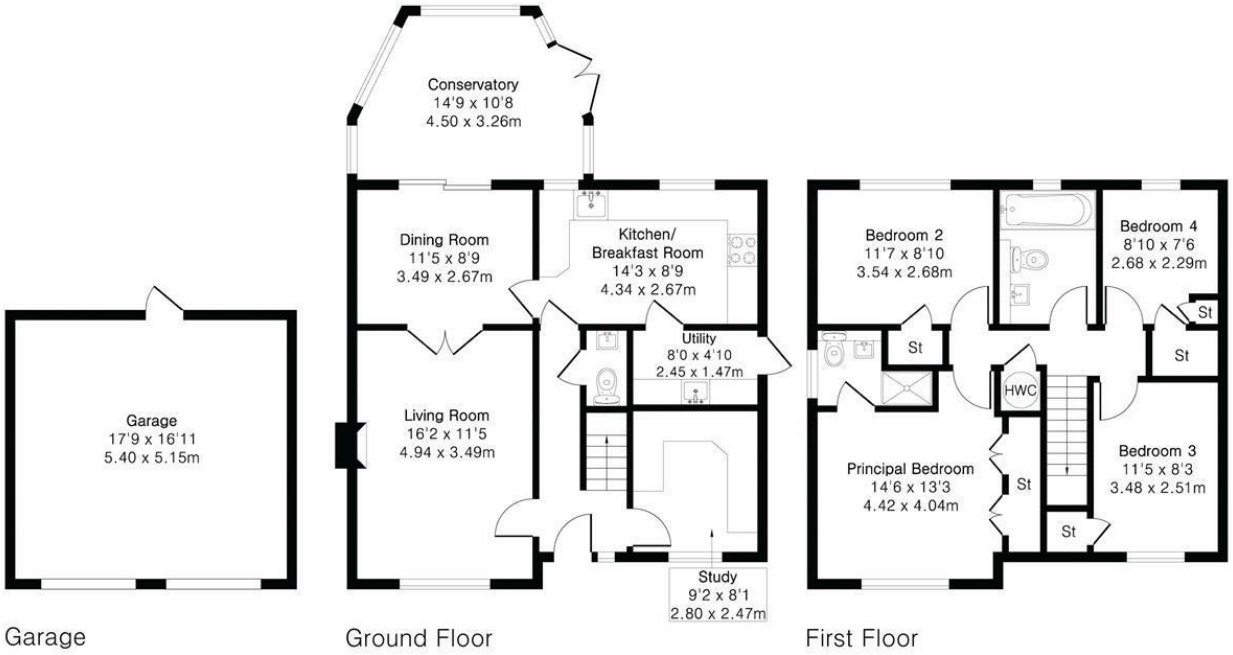
Local Authority - Cambridge City Council

Approximate Gross Internal Area 1419 sq ft - 132 sq m (Excluding Garage)

Ground Floor Area 782 sq ft – 73 sq m

First Floor Area 637 sq ft – 59 sq m

Garage Area 299 sq ft – 28 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Clifton House 1-2 Clifton Road. Cambridge. CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

CHEFFINS