



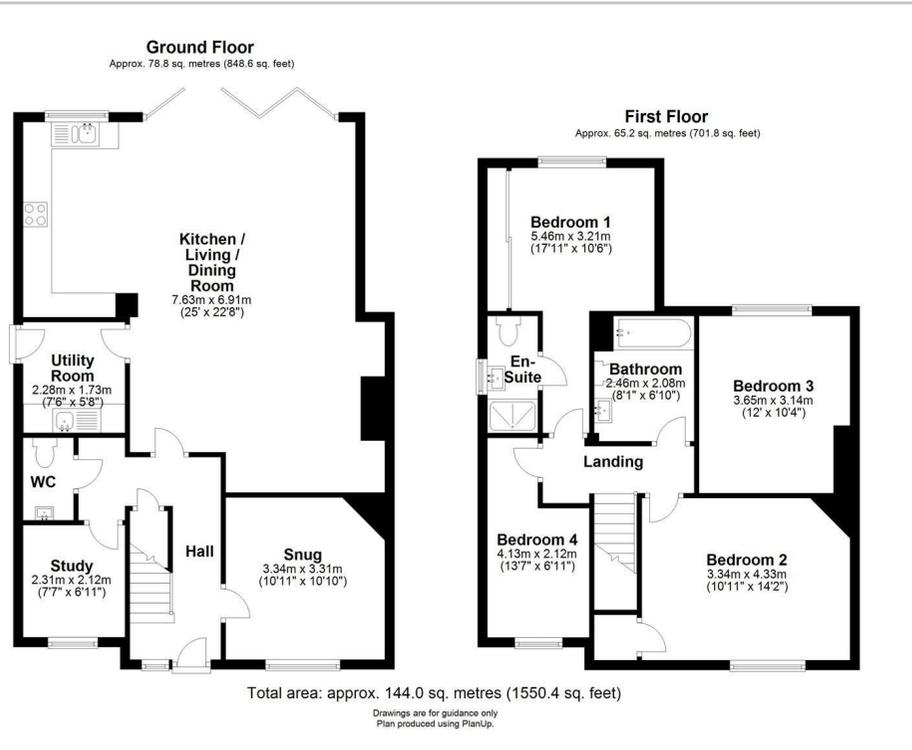
GRAY
TOYNBEE



77 Swaynes Lane, Cambridge, CB23 7EF
£2,100 Per month

4 3 2 C

Floor Plan



Accommodation

- Wonderful Family Home
- Newly Renovated
- Close To Highly Regarded School
- Village Location

A large and newly renovated 4 bedroom, semi-detached home located in a quiet residential street in the very popular village of Comberton.

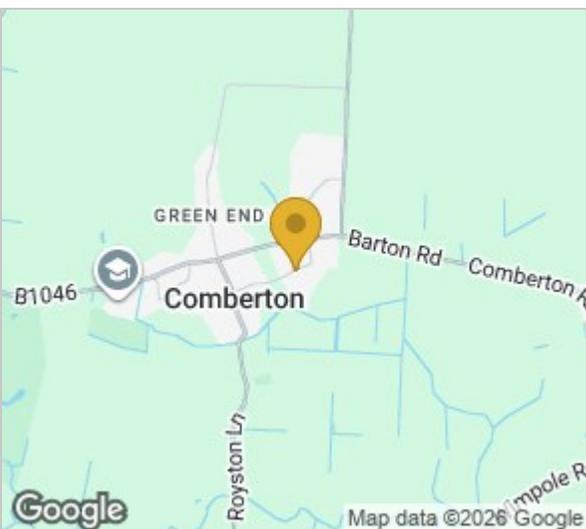
The property has undergone significant renovation and extension and now provides for extensive modern, family living. On the ground floor, there is a very useful study/home office and a separate living area. Beyond the entrance hallway is the huge kitchen/living/dining room, spanning the breadth of the property and overlooking the rear garden.

The kitchen is very stylish with low profile worktop, handleless cabinets, and integrated appliances. There is also a utility area with a sink, space for laundry appliances, and side access. The dining and living area is large enough for multiple uses and bi-fold doors provide access to the garden.

Upstairs, there are four excellent-sized bedrooms. The primary bedroom has an ensuite shower room and integrated wardrobes. The family bathroom is finished to the same quality as the rest of the property.

The property is set well back from the quiet road. It has two off-road parking spaces and a front lawn. To the back of the property, accessed either via the side or from bi-fold doors from the kitchen area, is a large, enclosed garden with a patio area and lawn.

Council tax band: C EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

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