46 King's Hedges Road, Cambridge, CB4 2PA

Guide Price £450,000 Freehold

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A WELL-MAINTAINED, PERIOD SEMI-DETACHED HOME OFFERING HIGHLY SPACIOUS, EXTENDED ACCOMMODATION INCLUDING 3-4 BEDROOMS. THE PROPERTY OCCUPIES A LARGE PLOT WITH A PLEASANT REAR GARDEN AND IS BEING OFFERED WITH THE BENEFIT OF NO ONWARD CHAIN.

- 1930's, semi-detached house
- 1350 sqft / 125 sqm
- Living room, dining room, family room/bedroom
- Double glazing
- Private, driveway parking
- 3-4 good-sized bedrooms, 2 bathrooms
- Kitchen and utility room
- Delightful rear garden
- Plot size of 0.08 acres
- Gas-fired heating to radiators

This spacious family home has been extended to offer versatile accommodation ideally suited to a family. It has been very well maintained over the years, with works including a new roof, guttering and insulation being added in 2023, but the property would now benefit from some modernisation. The property is very well-located for access to Cambridge North railway station, the Science Park and city centre.

On the ground floor, the spacious entrance hall has a tiled floor and opens into a utility room, which, in turn, leads to a shower room with a three-piece suite. There is a spacious living/family room with a bay window to the front aspect and double doors to the rear, which open into the kitchen. With a range of fitted wooden base and wall units, the kitchen has tiled worktops and splashbacks, an electric double oven, a gas hob, a freestanding fridge/freezer and a window overlooking the rear garden. The fridge, dishwasher and washing machine are included in the sale. Off the kitchen is the dining room, which has a roof light and doors opening into a family room/fourth bedroom, which has patio doors to the rear garden.

On the first floor, the landing has a window to the side aspect and a hatch to the loft space. There are three bedrooms, two of which are double in size. The family bathroom has a panelled bath with a mains shower over, a pedestal wash basin and a WC.

Outside, the property is set back from the road behind a boundary wall and a driveway for two vehicles. The very pleasant rear garden is generous in size, mature and predominantly laid to lawn. There are two patio areas, a number of trees and shrubs, and a timber shed.

Location
King's Hedges Road is very well situated, being a short distance from the Science Park and Cambridge North railway station. The historic city centre is accessible by foot or bicycle. There is a wide variety of local facilities on Chesterton High Street and Milton Road and pleasant riverside walks with access to Stourbridge Common.

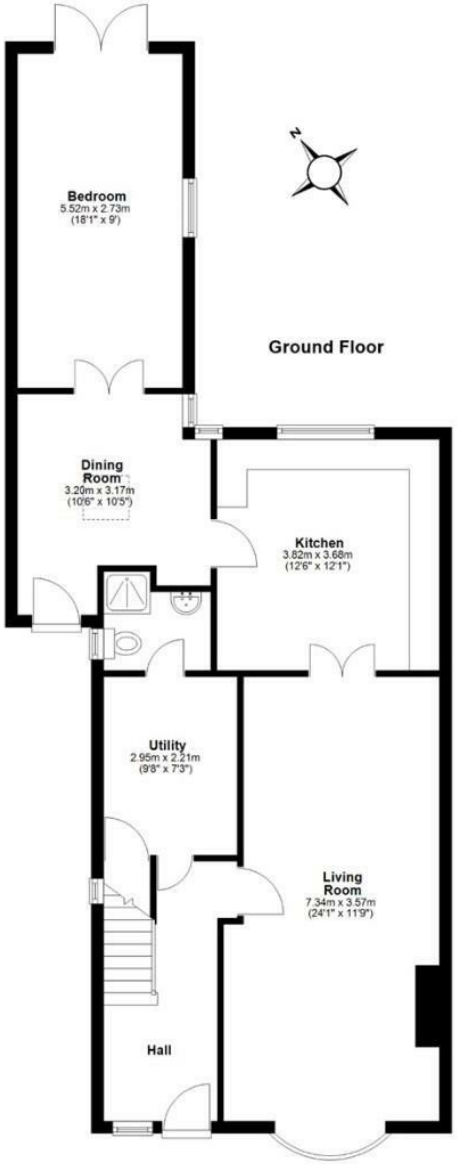
Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

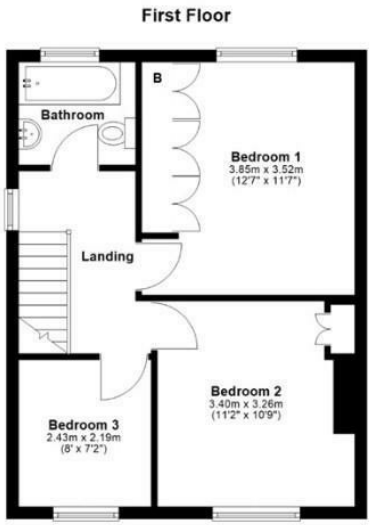
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

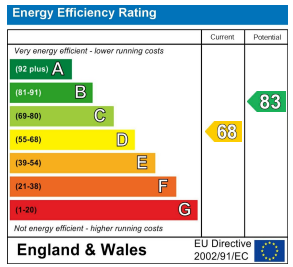
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Approx. gross internal floor area

125 sqm (1350 sqft)





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.