



Radcliffe & Rust
Residential sales & lettings

65 Fen Road, Cambridge CB4 1BS
Guide Price £600,000

Radcliffe & Rust, estate agents Cambridge, are delighted to present to the market this great three bedroom semi detached property in Fen Road, Cambridge, CB4. Situated within walking distance of Chesterton High Street, Fen Road is just over two miles from the City Centre, well placed for access to Cambridge Science/Business Parks, and just under a mile from Cambridge North Railway Station which will take around 5 minutes by bike and around 10 minutes by foot. The A14/M11 corridor is also close by, which links with the major road networks. There is also the recent addition of a cycle lane throughout Chesterton and there is a regular bus service to Addenbrooke's and the City itself. There is pedestrian access via the towpath to the River Cam, Stourbridge Common and City Centre. Chesterton benefits from a wealth of local amenities and the property falls into the catchment of the "Good" Shirley Community Primary School. Chesterton offers an excellent range of local facilities, including a good variety of shops.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this stunning three bedroom semi-detached property on Fen Road, Cambridge, CB4. This property offers bright and modern accommodation throughout thanks to the full renovation and ground floor extension completed by the current owners. Located within walking distance of the River Cam, this property offers not only a fantastic location but also a pleasant outlook with off-road parking and a substantial rear garden.

The property is set back from the road behind a gravel driveway with space to park multiple vehicles. There is a concrete pathway leading to the front door and to the right hand side of the front door there is a set of double wooden gates which lead to a lean to storage space on the side of the property and into the rear garden beyond. Once inside, you are welcomed into the hallway which has crisp white walls and wooden style flooring with stairs leading to the first floor. The space under the stairs has been used by the current owners to create valuable coat and shoe storage. On the right hand side of the hallway, there is a downstairs cloakroom which has a W.C. and hand basin. The space has been cleverly utilised by the current owners by adapting this space to also be a utility area with the washing machine / dryer also in this room with shelving above. On the left hand side of the hallway is the living room. Overlooking the front of the property, this bright room has ample space for an L shaped sofa and further furniture if required by the new owner.

At the end of the hallway, there is a door leading to the open plan kitchen, diner and snug. This is where this property really comes alive with the clever addition of a single storey extension to create a large and inviting dining and entertaining space. The kitchen has navy blue shaker style base units with white shaker style wall units with a contrasting white marble worktop in the main kitchen space and an oak worktop on the kitchen peninsula. Within the kitchen there is a Bosch electric oven, Bosch induction hob, integrated dishwasher and space for a full height fridge freezer in the alcove. The property's combination boiler has also been cleverly concealed in the kitchen behind a cupboard front. The kitchen's breakfast bar has industrial style brass pendant lights above and is large enough to seat up to three people. Within

the kitchen there is also a half glazed door leading to the lean-to at the side of the property and into the rear garden. The dining end of this room could comfortably seat six to eight people while at the end of this room a breathtaking extension has been added to create an additional snug / living space. With a vaulted ceiling with skylights, this room has French doors leading to the rear garden and a fully glazed wall at one end with views over the rear garden.

On the first floor, there are three double bedrooms and the family bathroom. The first bedroom you come to at the top of the stairs is bedroom two. A good sized double, bedroom two overlooks the front of the property and could comfortably fit a double bed and additional furniture. Next to bedroom two is bedroom one. Overlooking the rear of the property is the master bedroom, which floods with natural light. Next to bedroom one is bedroom three. Another fantastic double, bedroom three also overlooks the rear of the property. Opposite bedroom two and overlooking the front of the property is the family bathroom. The bathroom is a really generous size and has two stainless steel coloured heated towel rails, a W.C., floating vanity basin with drawer storage below, a large walk-in shower cubicle with dual shower heads and behind the shower cubicle there is a separate bath which creates a wet room spa style bathroom.

To the rear of the property, there is a good sized rear garden which is mainly laid to lawn with a large paved patio area immediately outside the property making the perfect al fresco dining area. Within the garden there is a stunning Silver Birch tree. The rear garden can be accessed either via the French doors in the extended snug / living area or via the kitchen. To the side of the property there is a lean-to offering under cover storage for bikes and other items.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

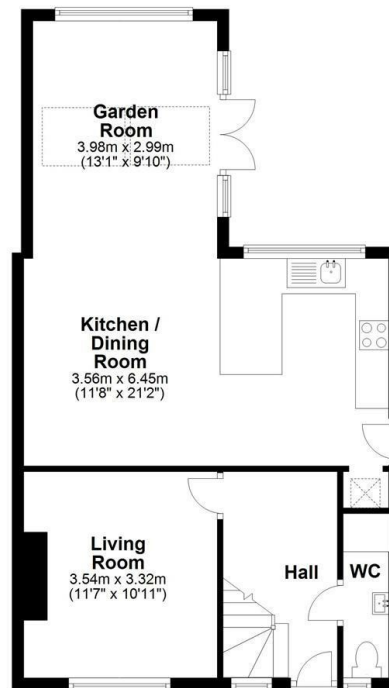
Tenure: Freehold

Council Tax: Band D = £2,248 for 2024 - 2025 (Cambridge City Council)





Ground Floor
Approx. 58.1 sq. metres (625.0 sq. feet)



First Floor
Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 104.8 sq. metres (1127.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	75	
(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	

