



GRAY
TOYNBEE

322 Cherry Hinton Road
Cambridge, CB1 7AU

Guide price £675,000



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- 4 bed, 2.5 bath, 2 recep
- Garden measuring 16.8m x 4.5m
- Driveway parking for up to 4 vehicles
- Excellent local schooling

An extended Edwardian home of 1520 sqft / 141 sqm, with a south-facing garden and driveway parking for several vehicles, enjoying a vibrant near central city location in the heart of CB1.

On one of Cambridge's prominent residential roads, this beautifully extended 4-bedroom Edwardian home blends charm with modern and practical living.

The ground floor accommodation has been thoughtfully considered. Attractive LVT floors, an abundance of natural light and a spacious, modern kitchen/dining room sit alongside a light-filled sun room with bi-folding doors to the garden, while a feature gas fireplace brings warmth and character to the bay-fronted living room. The result is a home that feels spacious, considered, and conveniently situated. A separate utility room and cloakroom W.C. sit just off from the main entrance hall.

The bedrooms and family bathroom are arranged over 2 floors with bedroom 4 including a shower with a cloakroom W.C just off from the second floor landing.

Outside the front of the property is set back behind a garden with a low brick wall and a pathway to the main entrance. The rear garden is due south and measures 16.8m x 4.5m. There is





a paved terrace, well suited to alfresco dining during the warmer months. A gate to the rear leads to a large driveway measuring 17.3m x 4.33m, accessed via Mowbray Road.

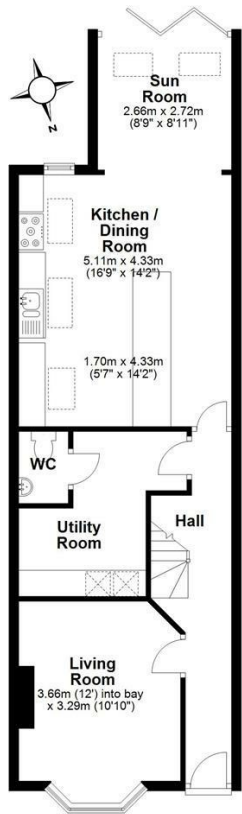
Cherry Hinton Road is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital and the City Centre.

The green spaces of Coldham's Common, Coleridge recreation and Cherry Hinton Hall Park offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents and Balzano's deli.

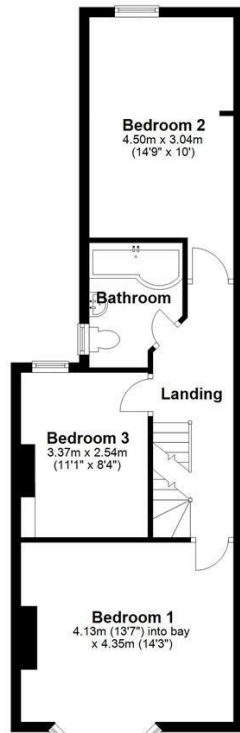
The area is particularly appealing to those looking for the convenience of city living but without the compromises on garden space and parking that often come with being right in the very centre.



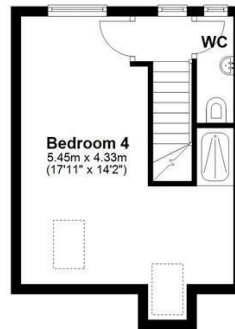
Ground Floor
Approx. 65.7 sq. metres (706.7 sq. feet)



First Floor
Approx. 51.4 sq. metres (553.5 sq. feet)

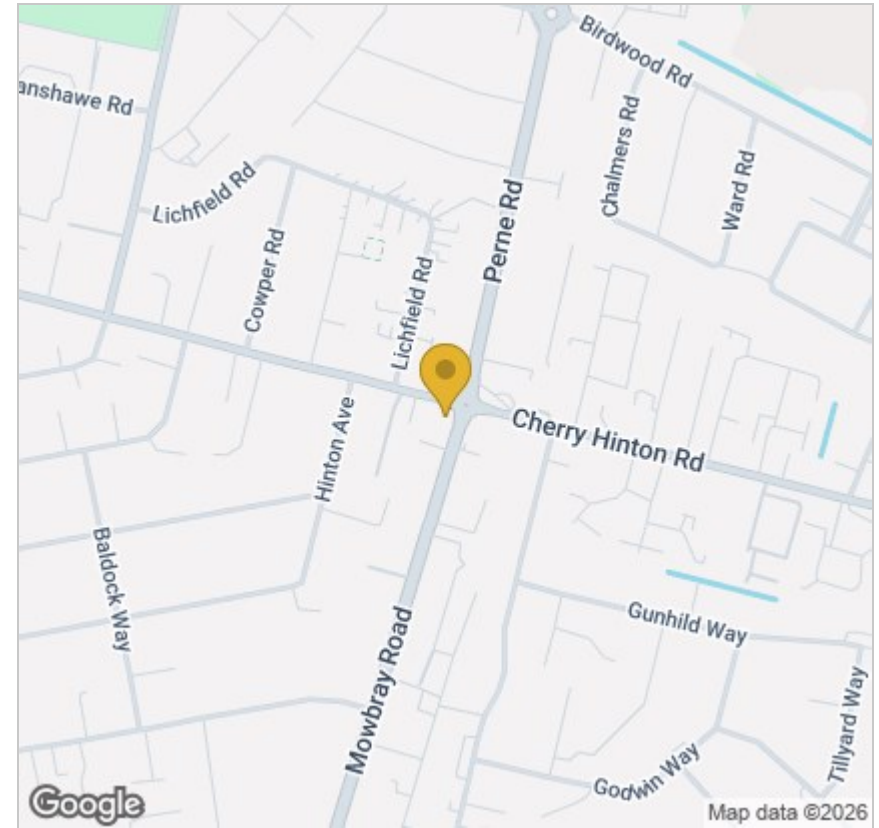


Second Floor
Approx. 24.1 sq. metres (259.9 sq. feet)

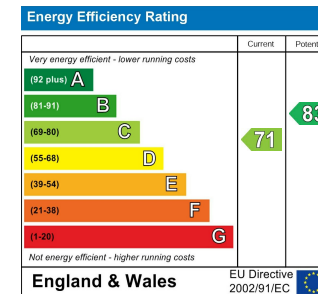


Total area: approx. 141.2 sq. metres (1520.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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