



70 Long Reach Road  
Cambridge, CB4 1UJ

Guide price £550,000



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- Extended family house with large garden
- Open plan kitchen/family room
- Great location for access to the train station

A fantastic, 3-bedroom family house, with a large ground floor extension, cloakroom, and a good-sized garden, situated just a 5 minute walk (450m) from the river and a 10 minute walk (850m) from Cambridge North Station.

This extended semi detached house includes a large open plan kitchen/family room that has a part-vaulted ceiling and rooflights, as well as wide double doors to the garden. The kitchen area is well-appointed with plenty of storage, quartz worktops and a built-in double oven, gas hob and extractor. There is a good-sized island with a breakfast bar.

The living room has a large window to the front aspect, wood-effect flooring, and a gas fire in an attractive wooden surround. A hallway and cloakroom with WC complete the ground floor.

Upstairs, there are three bedrooms, two good-sized doubles, one with built-in storage, and a single room. The bathroom is dual aspect, it has a white suite and a shower over the bath.





The house has double glazing and gas central heating.

Outside, at the front, there is a garden and driveway providing parking. Side access leads to the rear garden which is an excellent size, it is enclosed by fencing and includes a lawned area, large barked planting area and a wonderful, mature silver birch. The property sits on a delightful private plot backing on to the nature reserve.

Long Reach Road is a peaceful residential neighborhood situated just off Cheney Way via Fen Road. The area is located less than 2 miles from the City Centre and just half a mile from Cambridge North Train Station. Chesterton has an excellent range of local facilities and amenities including a Post Office, Medical Centre, 2 churches and a number of public houses, takeaways and restaurants.

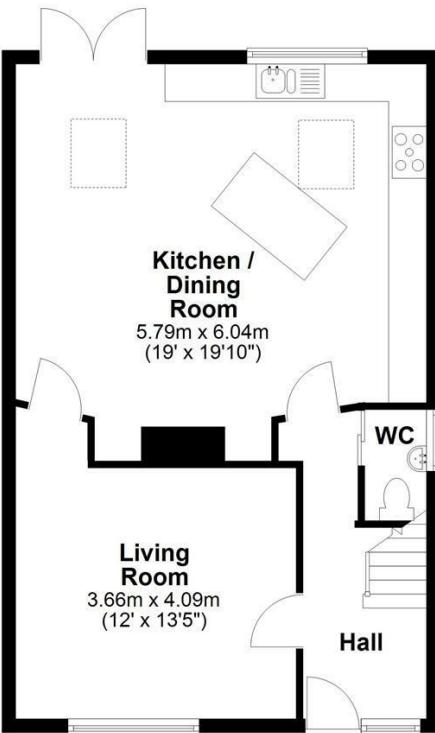
The property is incredibly well connected, the Guided Busway is within easy reach as well as local bus connections, also the Science Park and Business Park are just a 6 minute cycle away.

What3words: ///arrow



**Ground Floor**

Approx. 57.2 sq. metres (615.7 sq. feet)

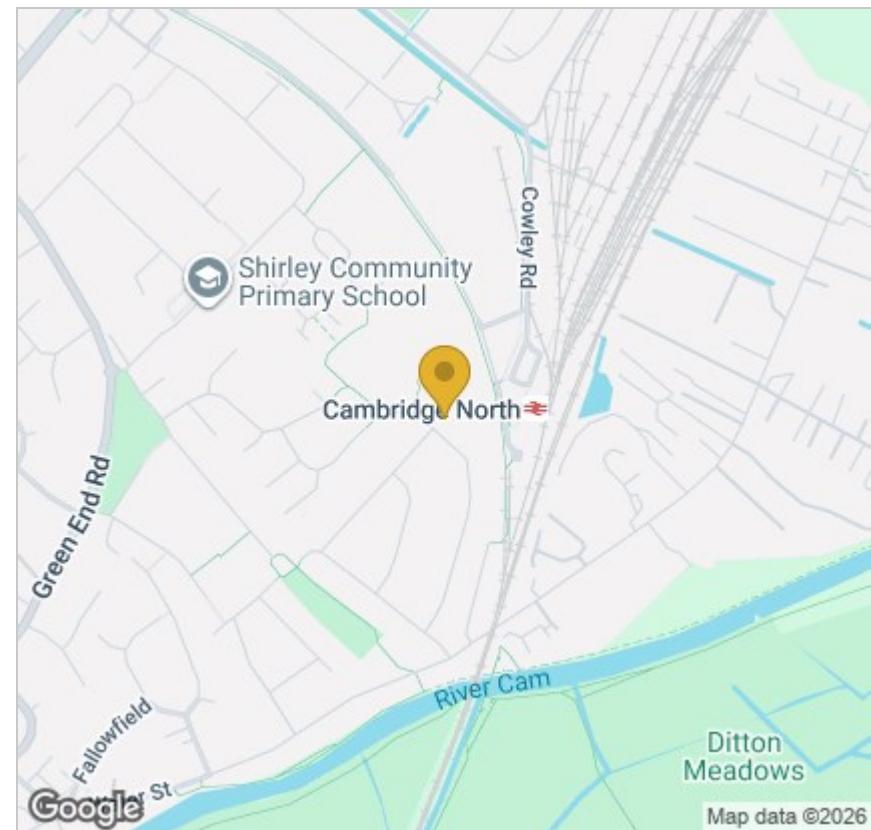
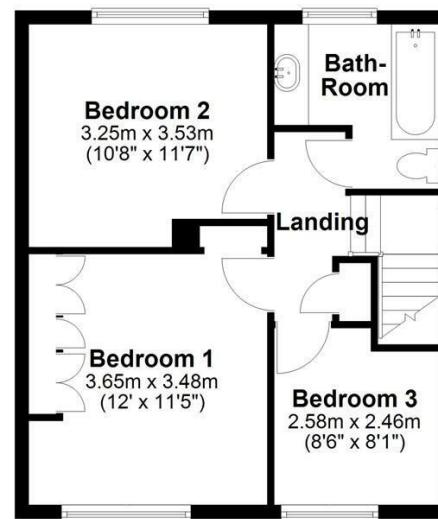
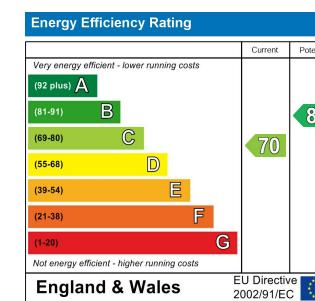


Total area: approx. 99.4 sq. metres (1070.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**First Floor**

Approx. 42.2 sq. metres (454.7 sq. feet)


**Energy Efficiency Graph**


Tenure: Freehold  
Council tax band: D

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