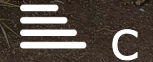




GRAY
TOYNBEE

43 Apthorpe Way
Cambridge, CB4 2NJ

Guide price £425,000



43 Apthorpe Way Cambridge, CB4 2NJ

- Extended family home
- EPC rating C
- Traffic free location

An extended 3-bedroom terrace with large open-plan living, a lovely garden and set in a quiet position overlooking a green area.

This fantastic family home is about 1072 sq. ft, and has been refurbished in recent years. There is a good-sized rear extension that has enabled the creation of a versatile and bright open-plan space that includes a kitchen area with a range of units and an integrated fridge freezer. The dining area has a wood-effect floor and leads to the family room, which has a vaulted ceiling and three Velux rooflights as well as full-width bi-fold doors with integrated blinds, providing views and access to the garden, and underfloor heating. The sitting room is at the front of the house and has a large window overlooking the garden, and provides a useful separate reception area off the main hub of the house.

Upstairs there are three bedrooms: two are lovely double rooms, and the third is a good single room with a storage recess over the stairs. The bathroom



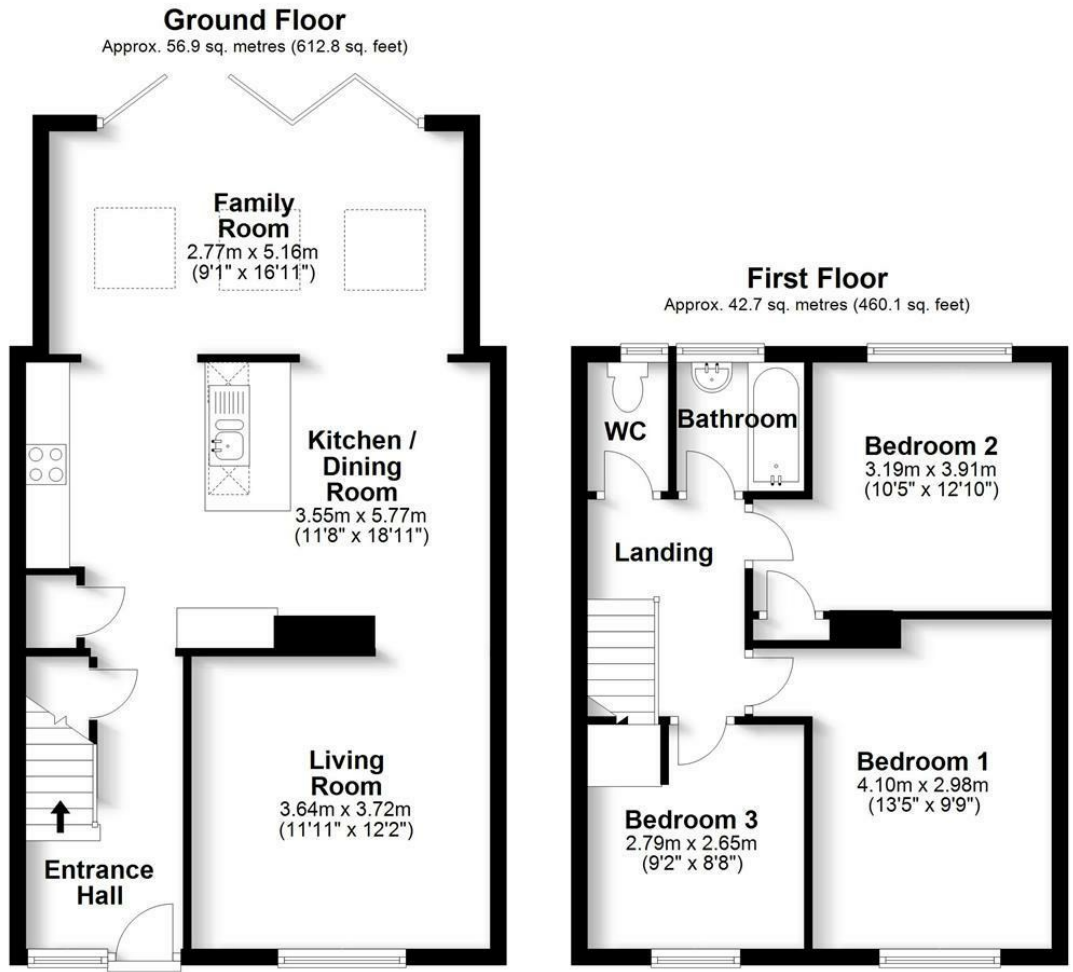


has been refitted, has a shower over the bath and a towel rail. There is a separate WC.

The house has double-glazing and gas central heating via a combi boiler.

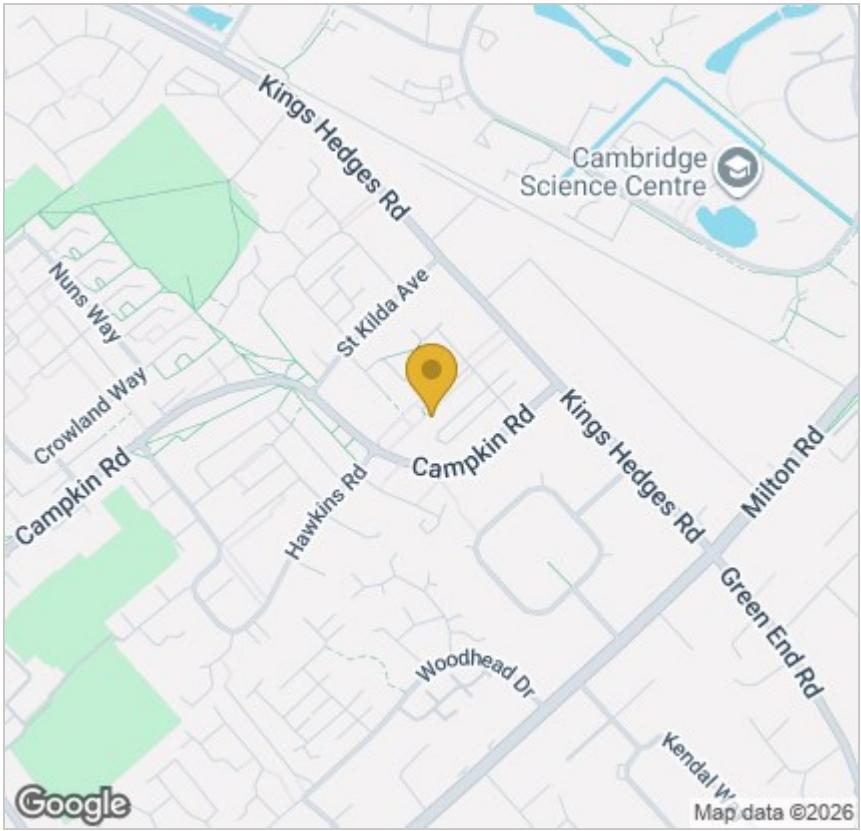
The house overlooks a traffic-free green area and has a low-maintenance front garden. Pedestrian access leads to the rear garden, which is a nice size and mainly lawn. A large patio adjoins the house, and there are well-stocked beds, a timber shed, and the garden is enclosed by fencing.



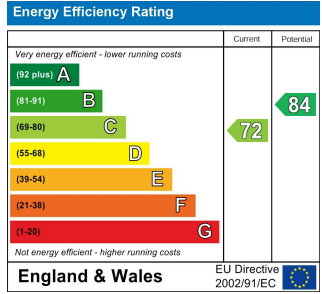


Total area: approx. 99.7 sq. metres (1072.9 sq. feet)

This floorplan is for illustrative purposes only.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com