



Radcliffe & Rust Estate Agents are delighted to offer for sale this beautifully presented property in Malvern Road, Cherry Hinton, CB1. Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, around two miles from Addenbrooke's Hospital and three miles from Cambridge Central Railway Station. The stunning grounds of Cherry Hinton Hall are located just off Cherry Hinton Road which is within walking distance of the property, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served villages in the city. Cambridge has become the focus of the country's technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Cherry Hinton has become a popular area for those working in these tech industries, such as ARM holdings, less than one mile away, the new Bio medical Campus which is just two miles to the west, and the renowned Science and Business Parks that are just three miles to the north.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this well-presented and attractively finished family home, located on the popular Malvern Road in Cambridge. Arranged over two floors, the property offers well-balanced accommodation with a private rear garden and is ideally positioned within a quiet residential setting close to excellent local amenities.

The property is entered via a welcoming hallway which provides access to the principal ground floor rooms and the staircase to the first floor. To the front of the property is the main living room, a generous and inviting space featuring a large bay window and a striking feature wall in a rich teal tone. A fitted wood-burning stove and built-in shelving add both character and warmth, making this an ideal space for relaxing.

To the rear is the kitchen and dining area. The kitchen is fitted with classic white shaker-style units, complemented by warm wood-effect worktops and a soft-toned tiled splashback. Integrated appliances and recessed lighting create a clean and practical workspace, while a central peninsula provides additional preparation space. The adjoining dining area enjoys views over the rear garden through glazed doors, allowing plenty of natural light and providing a pleasant space for everyday dining and entertaining.

On the first floor are three bedrooms, all finished in soft, neutral colour palettes with carpet underfoot.. The principal bedroom is a generous double with built-in wardrobes, bedroom two is also a good sized double room offering flexibility for family living and or guests. the third bedroom is a single room, perfect for a nursery or even a home office space. The family bathroom is finished with contemporary tiling and comprises a bath with shower over, vanity unit and WC. The landing has loft access with a pull down loft ladder that leads to the boarded and well insulated loft space.

Externally, the rear garden is private and well maintained, mainly laid to lawn with planted borders and a paved seating area, ideal for outdoor enjoyment. There is also a single en-bloc garage and ample on street parking.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

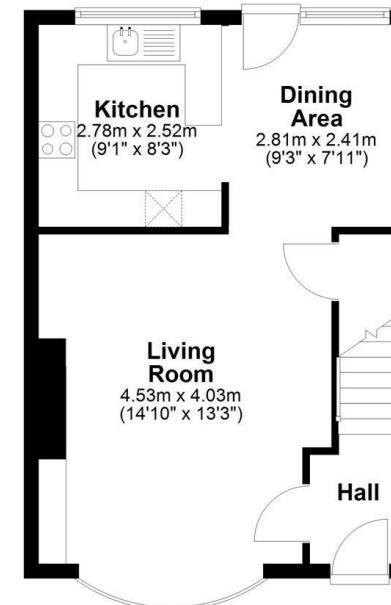
Agent notes

Tenure: Freehold
Council tax: Band C

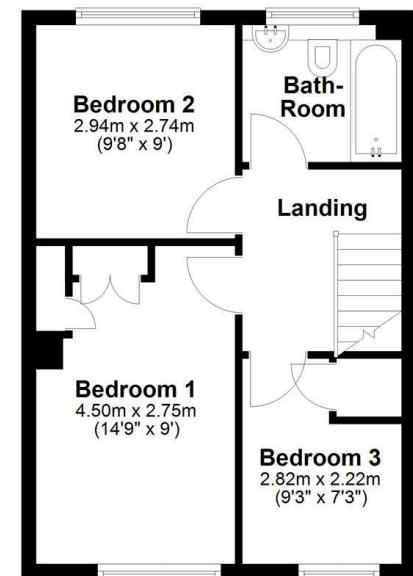




Ground Floor
Approx. 37.7 sq. metres (405.5 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(49-54)	E		
(31-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

