GRAY TOYNBEE



Studio Two Park Lane

Cambridge, CB23 8DB

Guide price £750,000

4 2 3 B

Studio Two Park Lane

Cambridge, CB23 8DB

- Contemporary detached home
- Almost 2000 sq ft
- Sought-after village
- EPC rating B
- No chain
- Air conditioning







A four-bedroom detached home of almost 2000sq. ft, offering stylish, spacious accommodation, and an excellent layout, an EPC rating B and just 4 miles from Cambridge.

This carefully designed home has perfectly blended functionality with design, and the result is stunning. The ground floor accommodation is versatile, light and provides separate spaces suitable for families of all ages, but still retains a modern open-plan feel. The first floor is cleverly laid out to maximise the bedrooms, which are all doubles.







There is a large entrance hall with fitted storage. The living room is L-shaped and has full-height windows and doors to the garden, the separate sitting room also has access to the garden. The kitchen/family room is beautiful with air conditioning, doors to the garden and a well-equipped kitchen area with a large island and cast concrete worktops, integrated appliances including two ovens, induction hob, fridge and a dishwasher. There is a utility room, cloakroom and WC, and a laundry room with space for appliances.

Upstairs, the landing has a vaulted ceiling and a large Velux window. The bedrooms are all doubles, three have built-in storage. The main room has a dressing area and a luxury en-suite shower room with concrete and stone



finishes. The guest bedroom also has an en-suite shower room. The family bathroom has a freestanding bath and separate shower, and also has concrete finishes.

Underfloor heating on both floors, double glazed windows and triple glazed doors, air conditioning.

Outside, at the front is a large gravel parking area and a detached studio/pod, perfect for home working.

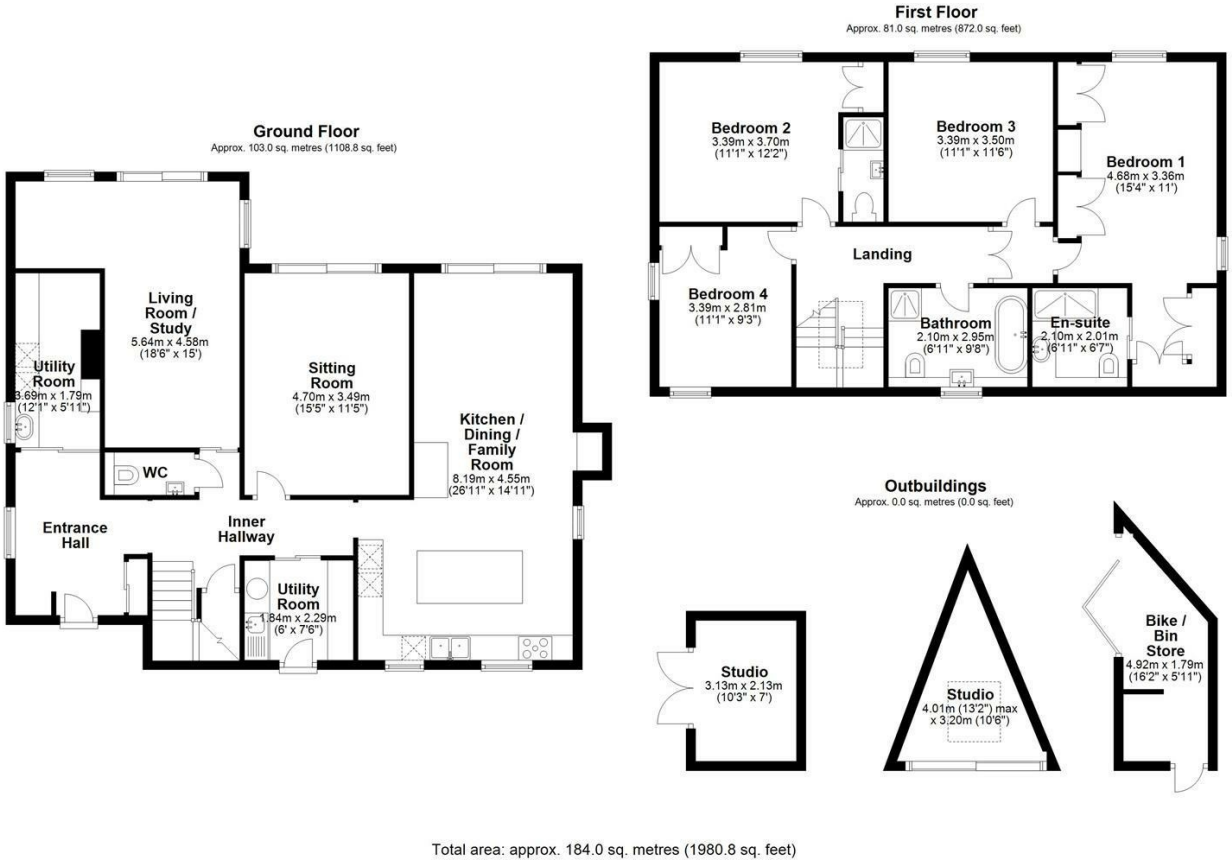
The rear garden is small but well designed with a terrace, lawn area and another studio/pod making use of all the available space, there is a further storage area.

What3words: ///space.snuggled.preoccupied





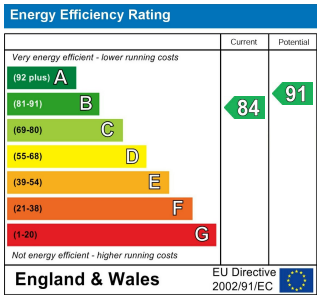
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Total area: approx. 184.0 sq. metres (1980.8 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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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