



Graham Road, Cambridge
£625,000 **Freehold**

**Sharman
Quinney**

Key Features



- Five/ Six-bedroom Town House
- Extended ground floor accommodation
- Versatile living from ground floor to second floor
- Principle double bedroom with en-suite
- High quality finish throughout

The property opens into a welcoming entrance hall with useful understairs storage and access to a ground floor cloakroom/WC.

The heart of the home is the stylish contemporary kitchen, fitted with a range of high-gloss units, generous worktop surfaces and ample storage. The property is fitted with white wooden blinds throughout. Integrated AEG appliances including a five-ring induction hob with extractor hood, double oven, dishwasher and a Beko washing machine. Approximately seven years ago, the ground floor was extended to create an impressive conservatory-style family and dining room. Featuring a glazed roof with retractable blinds, aircon and underfloor heating, this superb addition is exceptionally bright and airy, flooding the space with natural light and creating the ideal setting for both everyday family life and entertaining.



Additionally there is a dining room and separate study/snug completes the ground floor accommodation, providing further flexibility. The first floor offers two well-proportioned double bedrooms together with a spacious sitting room, which could alternatively be utilised as an additional bedroom if required. One of the bedrooms benefits from a Jack and Jill en-suite, creating a practical and convenient arrangement. The second floor comprises three further bedrooms, including the principal bedroom which also benefits from an en-suite. A separate family bathroom serves the remaining bedrooms. The gas-fired boiler is conveniently located on this floor and has recently been serviced, providing additional peace of mind for prospective purchasers. Externally, the property benefits from a private patio garden accessed directly from the conservatory extension, creating a seamless transition between indoor and outdoor living. To the rear of the garden stands a substantial timber-built outbuilding, thoughtfully designed to incorporate a bar area and hot tub, providing an excellent space for entertaining and relaxation throughout the year. Beyond the outbuilding is access to the property's allocated parking space and single garage, offering secure parking and additional storage. This beautifully presented home offers an excellent opportunity for buyers looking to upsize, investors seeking a versatile property, and those who simply value generous living space. Finished





Total floor area 185.4 m² (1,996 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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to a high standard throughout, the property provides flexible accommodation ideally suited to a variety of lifestyles and requirements. Please note: An AML fee is chargeable to the buyer upon acceptance of an offer to cover the cost of the required identity and anti-money laundering checks. Once completed, this fee is non-refundable, even if the property purchase does not proceed.

All measurements are stated on the floorplan

To view this property call Sharman Quinney on:
01223 426139

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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