

GRAY TOYNBEE

4 Topham Way

Cambridge, CB4 3RA

Guide price £375,000

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- Two double bedrooms
- Large garden
- Excellent location
- EPC: D
- Off-road parking

A superbly well presented and very spacious two bedroom terrace property, with a large garden and off-road parking, located conveniently for local amenities and Cambridge City Centre.

Extending to over 860sqft, the property is set back from the road behind two off-road parking spaces. The entrance hall leads to both the kitchen and the main living area. The kitchen benefits from a lovely dual aspect, bringing in loads of natural light. There is a dining area at the front and then the well equipped kitchen continues to the back of the property, providing for plenty of low and high level cabinets as well as an additional storage cupboard.

The living area also has a dual aspect with the rear of the space separated from the conservatory via glazed sliding doors. There is a cloakroom accessible from the living space, neatly contained under the stairs. The conservatory enjoys views into















the particularly spacious and well-loved garden, which has a patio area immediately behind the house, a lawn area, boarder shrubs and attractive flower beds and then a raised outside seating space at the back.

Upstairs the property has two large double bedrooms, both benefiting from integrated storage. The bathroom has been modernised with stylish tiling, bath with shower over, heated chrome towel rail and w/c.

Topham Way is a quiet residential street accessed off Carlton Way. There is a local shop, primary school and other local amenities within walking distance. Cambridge City Centre is only a 10 minute cycle ride away.

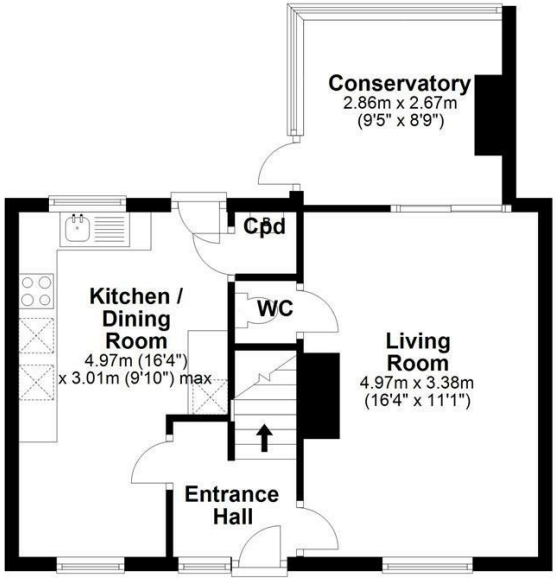
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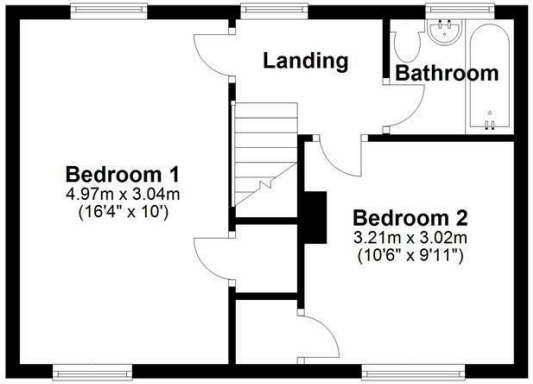


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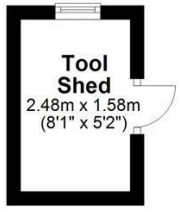
Ground Floor
Approx. 45.0 sq. metres (484.2 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.1 sq. feet)

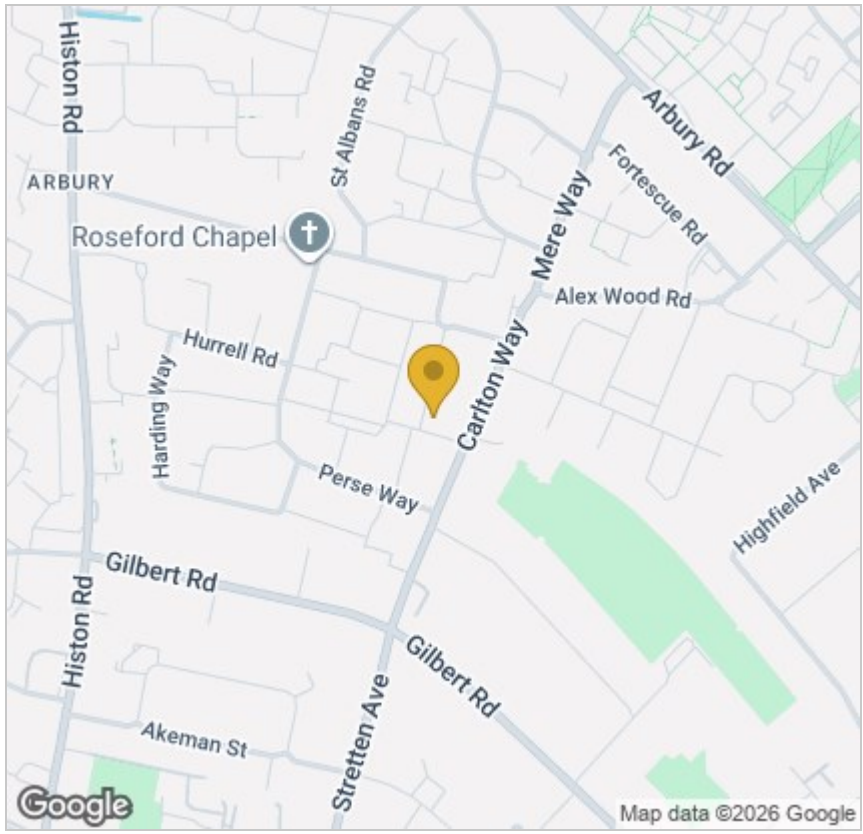


Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)

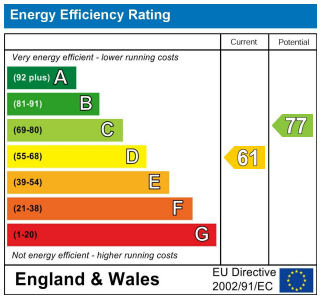


Total area: approx. 80.5 sq. metres (866.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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