




35 BROOKSIDE

Cambridge, CB2



A FOUR STOREY TOWNHOUSE IN A PRIME CITY LOCATION

35 Brookside is a well-proportioned and impressive home offering approximately 2,192 sq ft of versatile accommodation. Set within a select development overlooking Hobson's Brook and adjacent to The Leys School, the property benefits from an outdoor parking space and a private courtyard.

			EPC
5	3	2	TBC

Local Authority: Cambridge City Council

Council Tax band: G

Tenure: Freehold

Mains gas, electricity, water and drainage.



THE PROPERTY

Offered with no upward chain, this terraced city home provides extensive living space arranged over four floors, making it ideal for growing families due to the proximity to private schooling within the area.

Steps lead to the front door, opening into a welcoming entrance hall with staircase to the upper floors and a cloakroom. To the front is a bright dining room with a bay window, while to the rear the kitchen/breakfast room is fitted with a range of wall and base units and enjoys views over the enclosed courtyard through a bay window, with direct access outside.

The first floor landing leads to the principal bedroom, which enjoys French doors to the rear, a dressing room and an en suite shower room. Also on this level is a generous living room with a study area and a working fireplace, featuring a bay window and additional study window that maximise natural light and city views to the front elevation.

The second floor comprises two double bedrooms, both enjoying French doors with balconies, one benefiting from an en suite shower room, along with a further single bedroom or dressing room, all served by a family bathroom. The top floor provides a versatile bedroom or living space with eaves storage and a dormer window to the front elevation.





OUTSIDE AND SITUATION

To the rear is an enclosed courtyard with a pedestrian gate and pathway leading to a single secure parking space. To the front is a small enclosed walled courtyard with wrought-iron fencing and a pedestrian gate.

Location

Brookside is a sought-after residential address just off Fen Causeway, within easy reach of Cambridge city centre, which offers a wide range of shopping, dining and leisure amenities, including the renowned Cambridge University Botanic Garden.

Cambridge is internationally recognised for technology and biomedical innovation, with excellent schooling nearby and strong transport links via the M11, A14 and mainline rail services to London in approximately 50 minutes.





Total area: approx. 203.7 sq. metres (2192.1 sq. feet)

Approximate Gross Internal Area = 203.7 sq m / 2192.1 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Michael Houlden

+44 1223 972 910

cambridge@knightfrank.com

Knight Frank Cambridge

Fora, 20 Station Rd

Cambridge, CB1 2JD