



SELWYN ROAD, NEWNHAM, CAMBRIDGE, CB3 9EB

- City Centre – approx. 0.6 miles
- Cambridge Railway Station – approx. 1.5 miles
- Addenbrookes Hospital – approx. 3 miles

Bright sitting room with attractive contemporary fireplace • Three well-proportioned bedrooms • Scope for further cosmetic updating • Impressive rear gardens • Hugely desirable city location • EPC rating D

DESCRIPTION

Beautifully maintained and thoughtfully improved, this attractive three-bedroom home offers well-balanced accommodation, ideally suited to modern family living. A superb kitchen refurbishment, completed in 2022, together with a replacement gas boiler and consumer unit, provides buyers with the reassurance of significant recent investment. Whilst the ground floor has been extensively modernised, the first floor offers excellent scope for cosmetic updating, allowing an incoming purchaser the opportunity to personalise the accommodation to their own taste over time.

The entrance hall provides a welcoming first impression, with stairs rising to the first floor, useful understairs storage and access to the principal reception rooms.

Positioned to the front of the property, the sitting room is a bright reception space with two large windows flooding the room with natural light. A contemporary inset fireplace creates an attractive focal point.

To the rear lies the impressive kitchen/dining room, undoubtedly the heart of the home.

A WELL-PRESENTED THREE-BEDROOM HOME WITH A STUNNING CONTEMPORARY KITCHEN, GENEROUS REAR GARDEN AND GARAGE, IDEALLY POSITIONED IN ONE OF NEWNHAM'S MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS.



Refitted in 2022, the kitchen is fitted with an extensive range of sleek contemporary cabinetry beneath wood-effect worktops and incorporates a range of quality integrated Siemens and Neff appliances including an induction hob with extractor, oven, combi oven, fridge/freezer and dishwasher, together with space and plumbing for a washing machine. Stylish herringbone flooring completes the room, while the dining area comfortably accommodates a family table and enjoys pleasant views over the rear garden.

OUTSIDE

To the front, the property is set behind a traditional picket fence with a pathway leading to the entrance door, complemented by mature planting which creates an attractive approach.

The rear garden is a particular feature of the property, and is generous in size. Immediately adjoining the house is a spacious paved terrace providing the perfect setting for outdoor dining and entertaining. Beyond lies an established lawn with mature hedging, shrubs and trees creating a wonderfully secluded environment. The garden also benefits from a greenhouse, timber summerhouse and a detached garage positioned at the rear of the plot with vehicular access beyond, offering excellent storage or workshop space.

LOCATION

Situated within the highly sought-after Newnham district, Selwyn Road enjoys an enviable west Cambridge location, providing excellent access to the city centre, the University's West Cambridge campus and nearby Eddington, which offers a superb range of amenities. The property is also well placed for Addenbrooke's Biomedical Campus, Cambridge railway stations, the M11, A14 and A428, with excellent schools, green spaces and cycle routes all close by.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected. Gas fired central heating.

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330



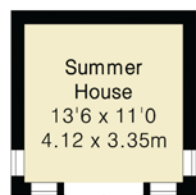
**Approximate Gross Internal Area 870 sq ft - 80 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 435 sq ft – 40 sq m

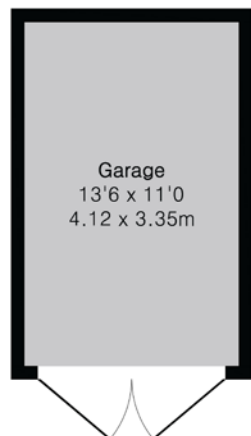
First Floor Area 435 sq ft – 40 sq m

Garage Area 180 sq ft – 17 sq m

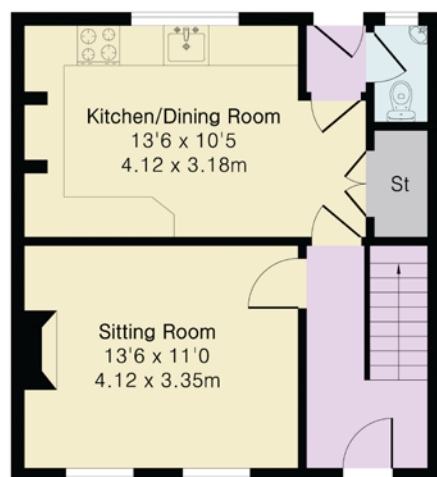
Outbuilding Area 61 sq ft – 6 sq m



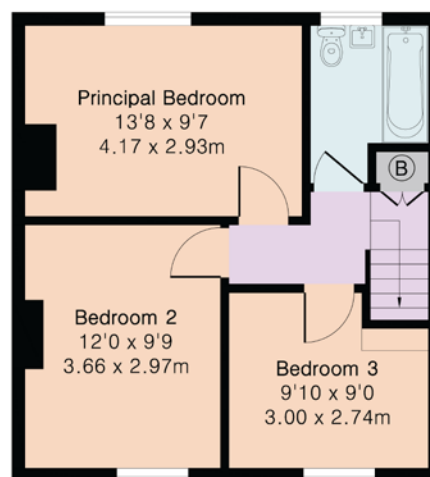
Outbuilding



Garage



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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