



**HIGH STREET, CHESTERTON**  
GUIDE PRICE: £575,000

**Carter Jonas**

# HIGH STREET, CHESTERTON, CB4

This thoughtfully designed property offers modern living in a highly convenient location, with easy access to local amenities and scenic riverside walks.

The ground floor welcomes you with an entrance hall that leads into a spacious open-plan kitchen, living, and dining area. A floor-to-ceiling window at the front and sliding doors at the rear fill the space with natural light, creating a bright and inviting atmosphere. The contemporary kitchen is finished to a high standard and includes premium integrated appliances. A convenient W/C completes this level.

The first floor hosts two generously sized bedrooms, with fitted wardrobes for added convenience. The family bathroom is finished to a high standard, featuring sleek fixtures and stylish tiling.

This efficient home benefits from Air Source Heat Pump, underfloor heating throughout, and premium wooden flooring throughout.

There is a well-sized ready turfed rear garden with an area of porcelain tiles perfect for your outdoor furniture. To the front, the property benefits from off road parking with EV charging point.

Cambridge City Centre – 1.9 Miles (Approx)

Cambridge Science Park – 2 Miles (Approx)

Cambridge North Train Station – 2.2 Miles by Car (Approx)

## AMENITIES

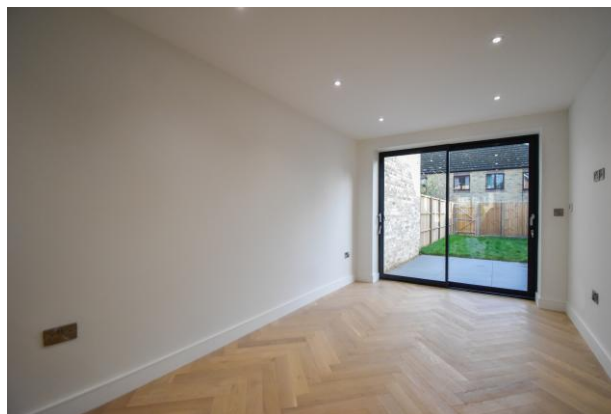
- Open Plan Living
- Wooden Flooring Throughout
- Landscaped Rear Garden
- 10 Year New Homes Warranty
- High Specification
- Convenient Location
- Underfloor Heating Throughout
- Off Road Parking

**TENURE** Freehold

**LOCAL AUTHORITY** Cambridge City Council

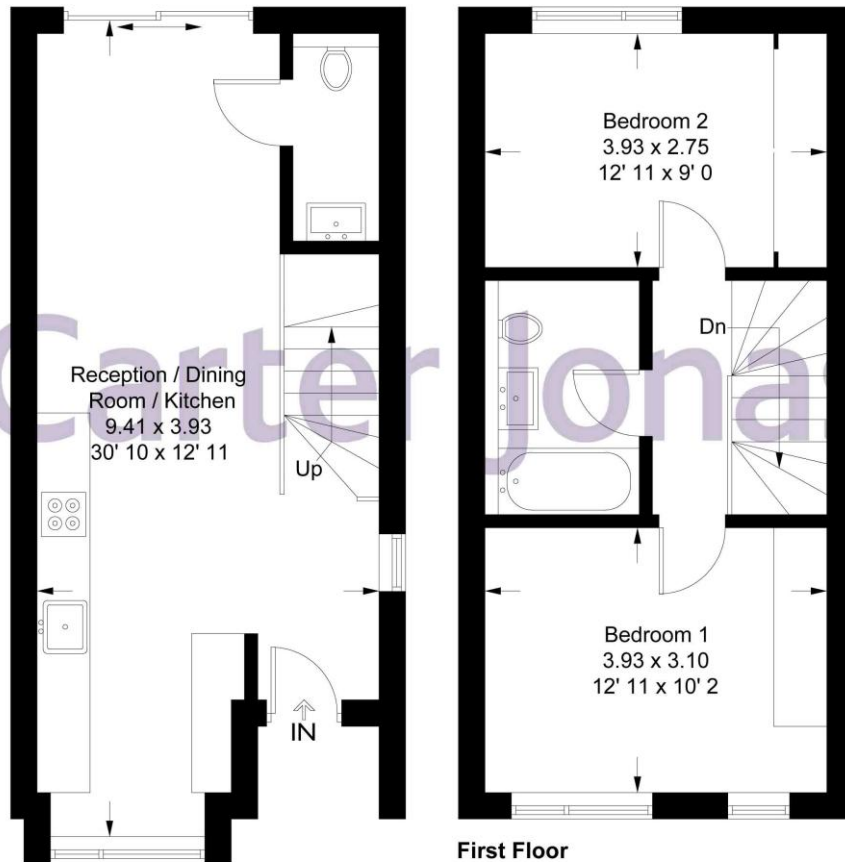
**EPC BAND** To be confirmed

**A BRAND NEW TWO BEDROOM HOME, BUILT TO AN EXCELLENT STANDARD AND IDEALLY POSITIONED JUST MOMENTS FROM THE RIVER CAM.**



## High Street, Chesterton

Approximate Gross Internal Area = 904 sq ft / 84 sq m



**Ground Floor**  
455 sq ft / 42.3 sq m

**First Floor**  
449 sq ft / 41.7 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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### IMPORTANT INFORMATION

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