



MOWBRAY ROAD
Cambridge

Carter Jonas

MOWBRAY ROAD, CAMBRIDGE, CB1 7TG

- Addenbrookes Hospital - approx. 0.8 miles
- City Centre - approx. 1.2 miles
- Railway Station - approx. 1.3 miles

Hugely popular position • Versatile accommodation •
Driveway & garage parking • EPC rating D

DESCRIPTION

The property is entered through a welcoming entrance hall, with stairs rising to the first floor and a useful understairs storage cupboard.

At the front, the sitting room features a wide bay window which fills the space with natural light, creating a warm, homely feel.

The heart of the home is the kitchen and family living space. The kitchen is well-fitted with a comprehensive range of wood-effect units, ample work surfaces, and an integrated electric oven, gas hob, and extractor. There is also space for freestanding appliances, including a dishwasher. A large picture window above the sink overlooks the side of the property, further brightening the space. Flowing from the kitchen is a spacious family/dining room, designed for modern living. Sliding glazed doors open directly onto the rear garden patio, creating a seamless connection between indoors and out, while the neutral décor and generous proportions make this a versatile space for both relaxation and entertaining.

**A PARTICULARLY WELL-PRESENTED AND FAVOURABLY POSITIONED
THREE/FOUR BEDROOM HOUSE OFFERING AROUND 1,400 SQ.FT OF
ACCOMMODATION.**



On the first floor, the landing leads to three well-sized bedrooms. The master bedroom benefits from a front-facing bay window, while the second and third rooms provide flexible accommodation for family, guests, or home working. The family bathroom has been recently updated with a stylish, contemporary finish, featuring bold green tiling, a modern vanity unit, and a shower over the bath with a glazed screen.

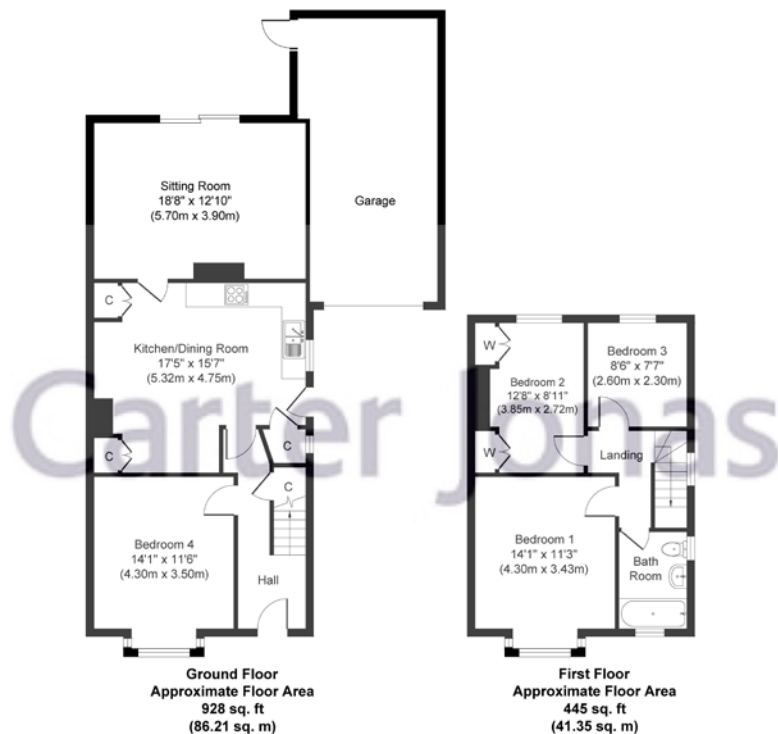
OUTSIDE

The property enjoys a generous frontage laid to gravel, providing off-street parking for 2-3 vehicles. To the rear, the garden is extensive, enclosed by timber fencing and thoughtfully designed for family use. A generous paved patio sits directly behind the house, perfect for al fresco dining and entertaining, with space for planting, play, or further landscaping.

LOCATION

Mowbray Road is a highly regarded, tree-lined residential street on the south side of Cambridge, ideally placed for Addenbrooke's Hospital, the Biomedical Campus, and excellent schooling at all levels. Everyday amenities are close by, including a Co-op within minutes, a larger Sainsbury's just over a mile away, and the independent cafés, shops, and pubs of Mill Road and Romsey within easy reach. Green spaces such as Cherry Hinton Hall, Coldham's Common, and Coleridge Recreation Ground are also nearby.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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