



**HIGH STREET, CHESTERTON**  
GUIDE PRICE: £715,000

**Carter Jonas**

## HIGH STREET, CHESTERTON, CB4

An excellent opportunity to purchase this spacious three-bedroom terraced house, built to a high standard and ideally situated nearby to many local amenities. This home offers excellent transport links and is just moments from Stourbridge Common and scenic riverside walks and providing brilliant access to the city centre.

To the ground floor, you're welcomed into a spacious entrance providing access to all rooms. At the front of the home is a stylish, high-specification kitchen, enhanced by a striking window that fills the space with natural light. The kitchen is thoughtfully designed with modern integrated appliances. To the rear, the open-plan living and dining area benefits from bi-fold doors opening onto the landscaped garden. A convenient utility room with W/C and storage completes this floor.

On the first floor, there are two double bedrooms, both benefitting from fitted wardrobes, with the principal bedroom also featuring an en-suite bathroom. Bedrooms 2 and 3 share the contemporary family bathroom.

The second floor is host to the third bedroom which benefits from a Velux window giving picturesque views of St Andrews Church.

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

Outside, there is a well-sized ready turfed rear garden with porcelain tiles, ideal for your outdoor furniture. To the front, the property benefits from off road parking with EV charging point.

Chesterton is located just North of the City Centre and hosts many local amenities as well as two primary schools both of which are OFSTED rated as 'Good', whilst Chesterton Community College is OFSTED rated as 'Outstanding'.

The High Street offers convenience for everyday essentials such as Tesco Express, local takeaways, cafes, and a pub. Nearby, there are many green spaces to enjoy such as Midsummer Common, Stourbridge Common, and Jesus Green. For commuters, train services run from Cambridge North to Cambridge Station, with direct routes from Cambridge Station to London King's Cross in under an hour.

**A WELL PRESENTED THREE-BEDROOM HOME IN A CONVENIENT LOCATION, OFFERING AN OPEN-PLAN LIVING/DINING ROOM WITH BI-FOLD DOORS TO THE REAR GARDEN AND OFF-ROAD PARKING TO THE FRONT.**



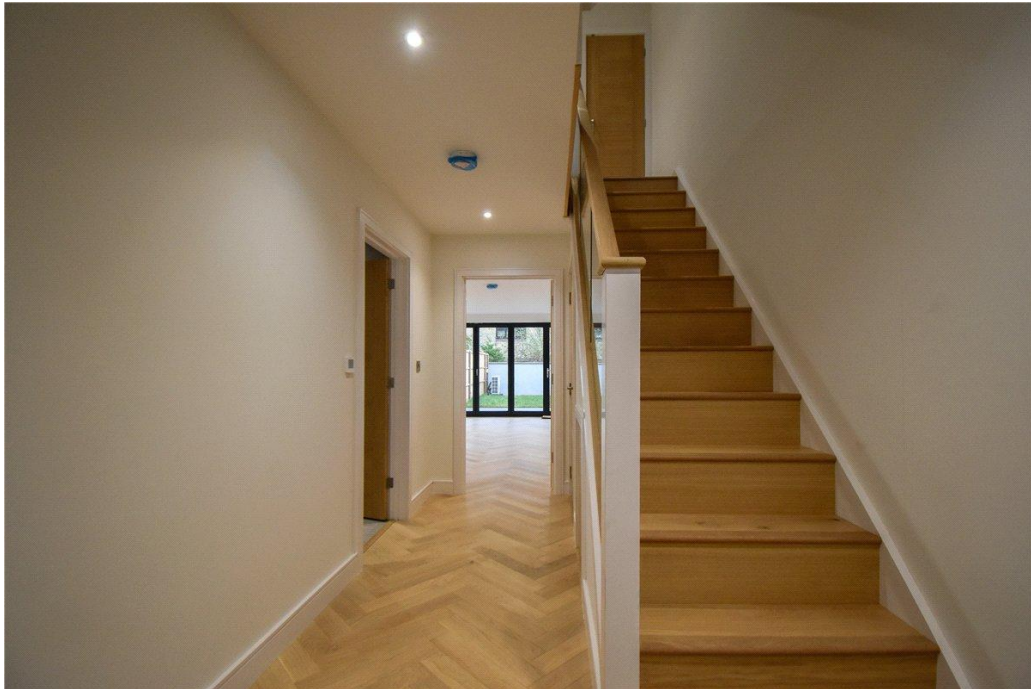
### AMENITIES

- 3 Bedroom Terraced House
- High Specification
- Convenient Location
- Underfloor Heating Throughout
- Wooden Flooring Fitted Throughout
- Off Road Parking
- Open Plan Living/Dining Room
- Porcelain Tiles and Turf to the Rear Garden
- Bi-fold doors to the Living/Dining Room
- 10 Years New Home Warranty

**TENURE** Freehold

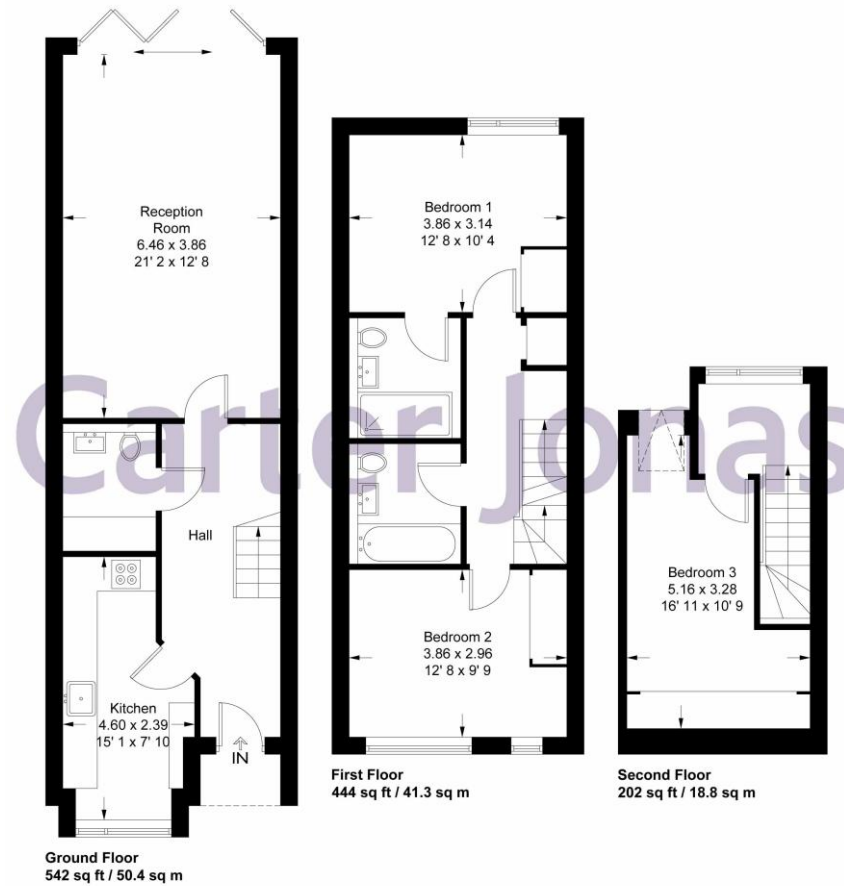
**LOCAL AUTHORITY** Cambridge City Council

**EPC BAND C**



## High Street, Chesterton

Approximate Gross Internal Area = 1188 sq ft / 110.5 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.

**Cambridge New Homes 01223 403330**

cambridge@carterjonas.co.uk  
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**  
Offices throughout the UK

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.