



HIGH STREET
Cherry Hinton

Carter Jonas

HIGH STREET, CHERRY HINTON, CAMBRIDGE, CB1 9LU

- Cambridge Railway Station - approx. 2.5 miles
- Cambridge City Centre - approx. 2 miles
- Addenbrookes Hospital - approx. 1.5 miles

Impressively presented throughout • Significantly extended • Three double sized bedrooms • EPC rating E

DESCRIPTION

The significantly improved accommodation offers around 1,400 sq.ft comprising an entrance hall, two reception rooms, a kitchen/dining room, utility, cloakroom, three double sized bedrooms and a bathroom. Externally enjoying a charming and mature south-west facing rear garden.

The front of the property enjoys a small entrance hall beside a study/reception room, then leading through to the sitting room, which enjoys fitted storage and a woodburning stove. The inner hall has understairs storage with stairs rising to the first floor.

The kitchen/dining room is open and impeccably presented with a stylishly fitted kitchen with stone worktops and an inset double sink. The island offers more storage and a breakfast bar. Ample dining space with French doors leading to the rear garden terrace.

The remaining ground floor offers a utility room and cloakroom.

The first floor offers two double sized bedrooms, the second of which enjoys ample fitted storage and both offering original featured fireplaces.

A VASTLY IMPRESSIVE, STYLISH AND DECEPTIVELY LARGE THREE-BEDROOM HOUSE BOASTING AN ABUNDANCE OF CHARM WITH FLAWLESS MODERN DESIGN THROUGHOUT.



The bathroom is flawlessly finished with a vanity sink unit, two heated towel rails, WC, fitted storage and a corner bath. Both the floor and wall tiles are hugely stylish and of significant quality.

An exceptionally well converted loft space offering a large bedroom with eaves storage and a window to rear aspect.

OUTSIDE

The front aspect enjoys a small garden with a mature hedge and pathway leading to the front door. The rear garden is predominately lawned with a paved terrace, a wonderful selection of established shrubs, plants and trees and a summerhouse (4.1m wide & 3.6m deep) at the end of the garden.

AGENTS NOTE

There is planning permission for an en-suite to be installed on the second floor.

LOCATION

Cherry Hinton is a popular residential area situated to the south of the city. It offers excellent local amenities including a variety of shops, cafes and public house, a library, as well as doctors and dentists' surgeries and schooling (catchment to the Spinney school) and David Lloyd, 1km away. A Tesco superstore is also within walking distance. There is a regular bus service into the city and the station along with the open, recreational spaces of Cherry Hinton Hall. The village is superbly located for access to major road links including the A11, A14 and M11 along with the Science/Business Parks in the area and Addenbrookes Hospital.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330









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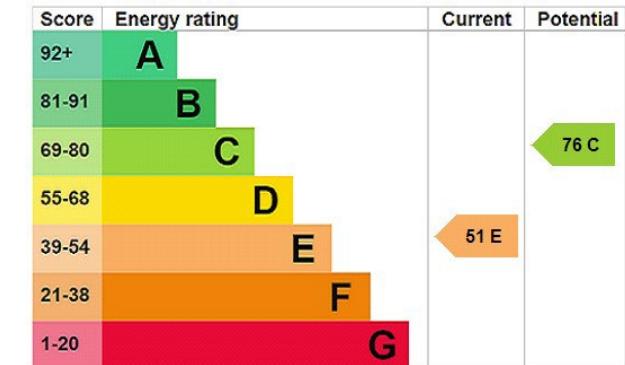
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