



Radcliffe & Rust
Residential sales & lettings

7 Buchan Street, Cambridge CB4 2XF
Guide Price £425,000

Radcliffe & Rust are delighted to offer for sale this lovingly cared for, extended, four bedroom semi detached home on Buchan Street, just off Kings Hedges Road. Buchan Street is located on the north side of the city. An ideal location for the Business and Science Parks and of course the new Cambridge North train station that offers a direct line to London Kings Cross in one hour. The very centre of the city is still only a fifteen minute bike ride away which is perfect for buyers who are looking to take advantage of the whole host of excellent shopping, recreational and cultural amenities that the very heart of Cambridge City has to offer, The property is also well placed for the more local commuter with easy access to the A14/M11 corridor.

This attractive and cleverly extended property offers off road parking, a modern, bright interior and flexible accommodation.

Upon entering this property, you will be welcomed in to a hallway area with a large modern radiator and engineered oak wood flooring which is perfect for muddy boots and wet paws. The flooring is continued throughout the open plan ground floor offering a sense of continuity throughout the space and is a great low maintenance option. Directly from the hallway is the heart of the home which consists of an open plan kitchen, dining and living room area.

The newly fitted kitchen has white matt cabinets and a grey quartz worktop and splashback which is set off fantastically against the dark blue walls. The copper tap in the sink matches the pendant light perfectly. The kitchen benefits from a five ring gas hob, a mixture of floor and wall mounted units, integrated dishwasher, oven with an integrated microwave above, it also offers an integrated fridge freezer as well as a wine fridge. The kitchen has a front aspect window with shutters which floods the room with light. Above the breakfast bar area is a lovely copper pendant light with Edison style lightbulbs to create perfect mood lighting for cosy meals.

The living area encompasses the main focal point of the room; a highly desirable log burner. The dining area is lovely and bright thanks to the large sliding doors directly in to the garden. Directly off the dining room is bedroom four which has laminate wood flooring and is currently being used as a large office and storage area but could also be used as a play room if required. There is also a downstairs en-suite off this room which has a wealth of cupboard storage, attractive mirrored tiles, light up vanity mirror above the sink, low level WC, and power shower.

Upstairs the property has four bedrooms consisting of three doubles and one single bedroom/study. The master has fitted wardrobes and a highly fashionable panelled wall behind the bed. The room has a sloping ceiling on one side and large Velux windows as well as a very useful built-in cupboard. The two other double bedrooms are light and bright and offer plenty of space for storage. The smallest bedroom can comfortably fit a single bed and has

an alcove which could hold a wardrobe or shelving. This room is also ideal for a home study. The first floor accommodation is completed by a family bathroom with a large rain shower over the bath, glass shower screen, low level WC, sink, heated towel rail and floor to ceiling tiles.

Outside, the property has a low maintenance rear garden mainly laid to lawn with a decking area perfect for entertaining and planted borders.

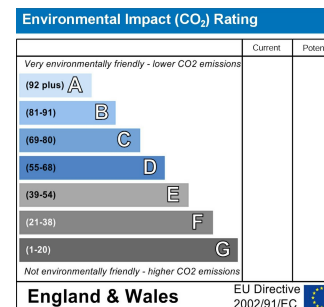
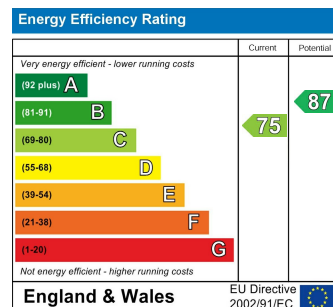
Overall, this is a fantastic property well suited to a variety of different buyers. Having been previously extended over two floors and attractively decorated and refurbished throughout, this is the perfect move in ready home. Having been extended over two floors the property now offers very flexible living accommodation, most notably the ground floor extension, which could be used as a bedroom, office, play room or work space the possibilities are endless. Please give us a call on 01223 307 898 to arrange a viewing today.

Agent notes

Tenure: Freehold

Council tax: Band C = £1,659

Chain details: No onward chain





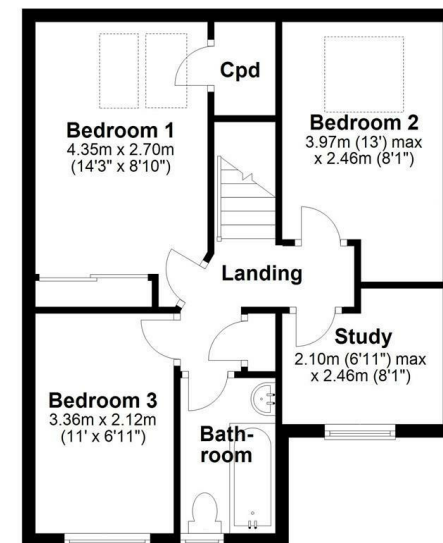
Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)




First Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Total area: approx. 94.7 sq. metres (1019.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

