

Radcliffe & Rust
Residential sales & lettings

46 Elizabeth Way, Cambridge CB4 1EE
£3,100 Per Month

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Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this five/six bedroom semi-detached house on Elizabeth Way in Cambridge, CB4. Elizabeth way enjoys a fantastic position in Cambridge just north of the River Cam and connects some of Cambridge's key roads (East Road, Newmarket Road and Chesterton Road). Elizabeth Way has a wealth of amenities in close proximity including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre, the Beehive Centre retail park and Cambridge's city centre is less than a mile away. The property is in the catchment area for Milton Road Primary School which is located 0.4 miles from the property (approximately a 7 minute walk) and the closest secondary school is Chesterton Community College which is 0.6 miles from the property (approximately a 12 minute walk).

Arranged over three floors and currently configured as a licensed HMO, this spacious property offers five generous double bedrooms, three bathrooms including an en-suite, a separate communal living room and a kitchen/dining room. Benefitting from a generous private rear garden, covered bicycle storage and parking for up to two vehicles, this is a fantastic opportunity for a group of professional sharers seeking a spacious home in a highly convenient location. Although not reflected in the current marketing photographs, the property will be furnished with sofas in the living room, kitchen appliances, a dining table and chairs, and a double bed and wardrobe in each bedroom. The property is available to rent as one complete dwelling under a single joint Assured Periodic Tenancy (APT), rather than on an individual room-by-room basis.

Upon entering the property, you are welcomed into a bright entrance hallway finished with wood-effect flooring, setting a warm and contemporary tone. Directly opposite the front door are the stairs rising to the first floor, fitted with a smart dark grey carpet. To the front of the property is bedroom five, a generous double room with frosted glass to the window for added privacy, built-in storage and soft neutral carpet underfoot. This room will also be furnished with a double bed and wardrobe, providing comfortable accommodation.

Next to bedroom five is the ground floor shower room, stylishly finished with striking black tiled flooring and crisp white tiled walls. The suite comprises a W.C., hand basin, walk-in shower enclosure and heated towel rail, offering both practicality and contemporary design.

Continuing along the hallway, you reach the kitchen/dining room positioned towards the rear of the property. Fitted with wood-effect wall and base units, the kitchen provides ample storage and preparation space, complemented by contrasting dark grey worktops. There is a gas hob, electric oven and extractor fan, with additional kitchen appliances also being provided as part of the tenancy. Cream tiled flooring enhances the light and airy feel, while the generous layout will accommodate a dining table and chairs, which will also be supplied, providing an excellent communal dining space for the household. The room benefits from plenty of natural light through a large window and glazed door, which provides direct access to the private rear garden.

At the rear of the ground floor is a spacious communal living room, providing an excellent space for housemates to relax, socialise and entertain. This impressive room is carpeted and enjoys an abundance of natural light thanks to two sets of double doors and additional windows overlooking and opening onto the garden. Although currently photographed without furniture, sofas will be provided, creating a comfortable and welcoming shared living environment. Opposite this room is a useful under-stairs storage cupboard.

On the first floor, the landing leads to three generous double bedrooms and the main family bathroom. Bedroom two overlooks the rear garden and is finished with neutral décor and carpeting. This room will be furnished with a double bed and wardrobe. Next to this is another well-proportioned double bedroom, also carpeted and enjoying rear-facing views, which will similarly benefit from a double bed and wardrobe. Further along the landing is the family bathroom, a spacious room featuring a distinctive wooden ceiling detail, white suite comprising bath, W.C., hand basin and separate walk-in shower, complemented by white tiled walls, black tiled flooring and a heated towel rail.

At the end of the landing is another generous double bedroom overlooking the front of the property. This room benefits from built-in storage and continues the neutral decorative theme found throughout the home. A double bed and wardrobe will also be supplied, providing a comfortable and practical space for everyday living.

Occupying the entire second floor is the impressive principal bedroom, undoubtedly the standout feature of the property. This substantial loft conversion features wood-effect hard flooring and is equipped with air conditioning for added comfort. The room is bathed in natural light from two Velux windows and two sets of double Juliet balcony doors, creating a bright and airy retreat. The generous proportions comfortably accommodate the double bed and wardrobe that will be provided, while useful eaves storage offers additional practicality. There is also a private en-suite shower room comprising W.C., hand basin, walk-in shower and heated towel rail, finished in clean, neutral tones.

Externally, the private rear garden is mainly laid to lawn with a small patio seating area, ideal for outdoor dining and socialising during the warmer months. A covered bicycle storage unit provides practical storage, particularly useful for those commuting around Cambridge by bicycle, while large double gates offer valuable side access. These gates allow for vehicle access into the garden, enabling off-road parking, with additional space to park in front of the gates, providing parking for up to two vehicles in total.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Available immediately, on a furnished basis.
Deposit £3,576
Council Tax: Band D
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect



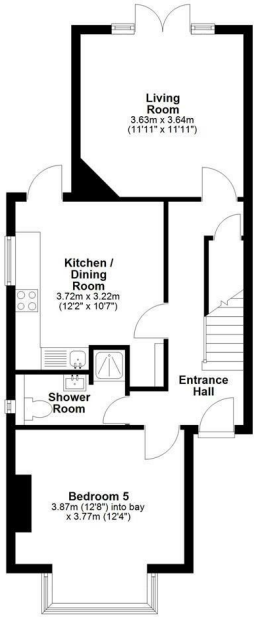






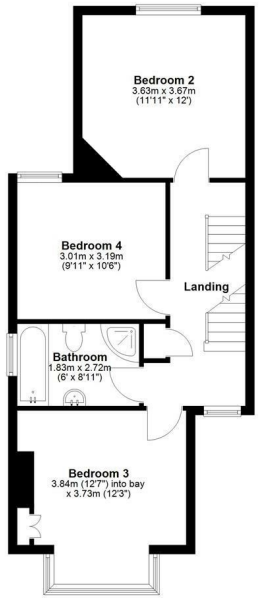
Ground Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



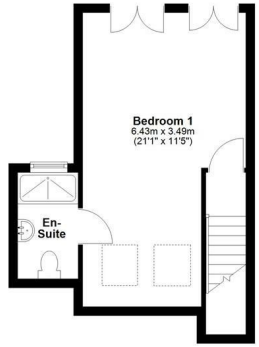
First Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



Second Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 131.0 sq. metres (1410.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

