



**Radcliffe & Rust**  
Residential sales & lettings

**64 Greystoke Road, Cambridge CB1 8DS**  
**Guide Price £625,000**



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this spacious four-bedroom semi-detached property, on the southeast side of Cambridge city centre, CB1. This property has fantastic access to the A14, M11 and A11, Cambridge Train Station, Addenbrooke's Hospital and Cambridge Airport. Greystoke Road is also well located for a quick and convenient trip to the large Tesco superstore in neighbouring Cherry Hinton. Outside, the property is set back from the road by a front lawn and a large double driveway. The side of the property benefits from a carport, leading to a single garage and an enclosed rear garden.

Once inside the property, there is a large entrance hallway with stairs leading to the first floor and a large storage cupboard handy for coats and shoes. Directly off the hallway, as you enter the property, there is a downstairs toilet with w.c., hand basin and a heated towel rail. The long hallway offers space for a shoe rack and coat stand, which is especially convenient for a family.

From the hallway, the second room you find on your right is the living room, which overlooks the front of the property. This is a generous size square room with a built-in gas fireplace. From the living room, you move through the property into the open-plan kitchen/dining room via double doors. These can remain open to increase the open-plan living space. The dining room, which sits at the back of the house, is currently used as a playroom and office space, but there are various options depending on preference. Whatever you choose to use this space for, this inviting and social area is perfect for family life and entertaining. From the back of the kitchen/dining room, through French doors, you step out into the enclosed rear garden.

The current owners have kept the whole property of neutral décor throughout to give the feel of space and light. Along with the skylight in the dining room, this opens up the whole of the downstairs area beautifully.

Once upstairs, you reach an I-shaped landing with a large built-in storage cupboard. The first room you see directly in front of you is the main bathroom with a bath, W.C. and hand basin. Bedroom one is on your left, immediately at the top of the stairs. It is reached via an adjoining room, which can be used as a dressing room, office, gym or playroom – the options are endless. This adjoining dressing room is accessed through an archway, which makes it open-plan to the landing. However, bedroom one does have its own door and is a stand-alone, private room.

Bedroom three is directly to your right at the top of the stairs and overlooks the back of the property. This is a good-sized double room

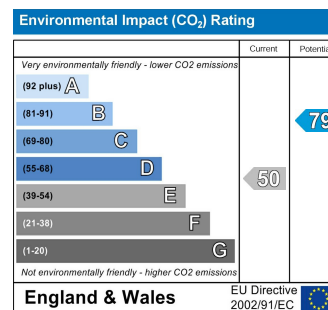
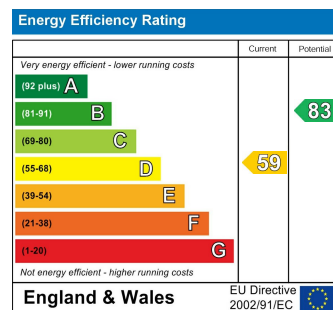
and has a large built-in storage cupboard. Bedrooms two and four are at the other end of the I-shaped landing and overlook the front of the property. Although bedroom four is the smallest of the rooms, it would still comfortably fit a double bed. Bedroom two is the largest room and has a vast number of built-in storage cupboards; they cover the length of two walls, so there is no shortage of storage space in this property.

Outside, the rear garden is a good size and mainly laid to lawn. Immediately outside the property, leading out from French doors, is a small paved patio area for socialising with friends and family. There is a shed at the bottom of the garden with a narrow footpath leading down from the patio.

Please call us on 01223 307 898 to arrange a viewing at Greystoke Road and for all your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

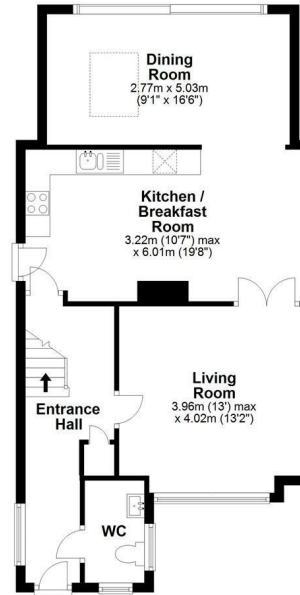
### Agent notes

No Onward Chain  
Council tax band: D

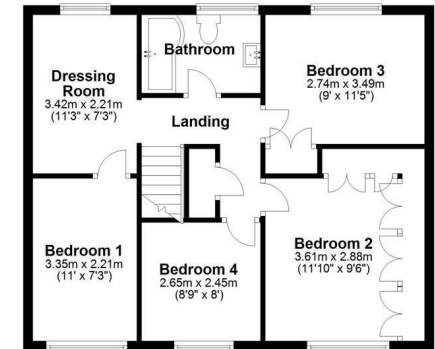




**Ground Floor**  
Approx. 62.7 sq. metres (674.8 sq. feet)



**First Floor**  
Approx. 58.4 sq. metres (628.9 sq. feet)



Total area: approx. 121.1 sq. metres (1303.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

