



Radcliffe & Rust
Residential sales & lettings

5 Hawthorn Way, Cambridge CB4 1AT
Guide Price £600,000

5 Hawthorn Way, Cambridge CB4 1AT is ideally positioned within the highly regarded Chesterton area of Cambridge, offering an excellent balance of residential living, local amenities and convenient transport connections. The property is situated just moments from the popular Stir café and adjoining bakery on Chesterton Road, a much-loved local destination known for its artisan coffee, fresh pastries and relaxed community atmosphere, making it a favourite amongst local residents. The area benefits from a wide range of everyday amenities including supermarkets, independent shops, pubs, restaurants and recreational facilities, whilst Cambridge City Centre is easily accessible on foot, by bicycle, bus or car. The city centre can be reached in approximately 10 minutes by bicycle, making the location particularly attractive for those wanting quick access to central Cambridge whilst retaining a quieter residential setting. For commuters, the property is well placed for access to Cambridge North Station, which can be reached in around 10 minutes by bicycle and provides regular rail services into London and beyond. The nearby A14 and M11 also offer excellent road connections for those travelling further afield, whilst extensive cycle routes and frequent bus services make travelling around the city straightforward and convenient. The location is especially appealing for those working within Cambridge's thriving science and technology sectors, with Cambridge Science Park and Cambridge Business Park both within easy reach. A range of highly regarded schools, parks and green open spaces nearby further enhance the appeal of this well-connected and highly desirable Cambridge location.

5 Hawthorn Way, Cambridge, CB4 1AT is a deceptively spacious and highly versatile three-bedroom semi-detached family home, offering over 1,340 sq. ft. of thoughtfully arranged accommodation across two floors. Beautifully combining practical family living with flexible additional space, this impressive home is perfectly suited to growing families, multigenerational living, those working from home or buyers seeking adaptable accommodation with future potential. Offered to the market chain free, the property enjoys a peaceful residential setting whilst remaining conveniently positioned for access into Cambridge city centre and surrounding amenities.

Upon entering the home, you are welcomed into a bright entrance hall with a warm and inviting feel, setting the tone for the accommodation throughout. To the front of the property is a generously proportioned living room, flooded with natural light from the large windows and offering ample space for a variety of seating arrangements. The room provides an ideal environment for both everyday family life and entertaining guests, with a comfortable and relaxed atmosphere enhanced by the neutral décor and attractive flooring.

Moving through the property, you arrive at the spacious kitchen/breakfast room, which has been stylishly updated to create a bright and sociable heart of the home. Finished with shaker-style cabinetry, generous work surfaces and excellent storage throughout, the kitchen combines practicality with a timeless aesthetic. There is ample room for a breakfast table, making it perfectly suited to busy mornings, informal dining and day-to-day family life. Large windows and glazed doors allow natural light to pour into the room whilst also providing attractive views and direct access to the rear garden, effortlessly connecting indoor and outdoor living during the warmer months.

Leading on from the kitchen is a further highly versatile reception room offering excellent flexibility to suit a variety of lifestyles. Equally well suited as a dining room, second sitting room, family room, playroom or dedicated home office, this adaptable space provides buyers with the opportunity to tailor the accommodation to their individual needs. The room enjoys a lovely connection through to the conservatory beyond, creating a bright and flowing layout that works particularly well for both modern family living and entertaining.

The conservatory itself is a particularly appealing feature of the home, offering panoramic garden views through full-height glazing and creating a peaceful retreat to enjoy throughout the year. Whether used as a reading room, playroom, garden room or additional sitting area, it significantly enhances the flexibility of the ground floor accommodation.

The main ground floor bathroom has also been finished to a high standard and offers a modern yet welcoming feel. Beautiful tiling, a contemporary vanity unit, quality fixtures and a bath with overhead rainfall-style shower combine practicality with comfort, creating an elegant family bathroom space ideal for both busy mornings and relaxing evenings.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom offers a calm and comfortable retreat with space for freestanding furniture, whilst the second bedroom is another excellent-sized double room overlooking the rear aspect. The third bedroom provides flexibility as a child's room, nursery or home study. The first-floor shower room is finished in a contemporary style with attractive tiling, a spacious walk-in shower enclosure, WC and vanity wash hand basin with storage beneath, creating a practical and well-presented space ideally suited to modern family life.

One of the most distinctive and valuable features of the property is the converted garage studio. Thoughtfully designed with independent access, this highly flexible space could serve a wide variety of purposes depending on a buyer's needs. Whether utilised as accommodation for a dependent relative, space for older children, guest accommodation, a creative studio, home business setup or a dedicated home office, it offers exceptional versatility rarely found in similar homes. The studio itself is bright and contemporary, benefitting from skylights, modern flooring and kitchenette facilities, whilst also being served by its own stylish shower room featuring contemporary tiling, modern sanitary ware and a walk-in shower enclosure.

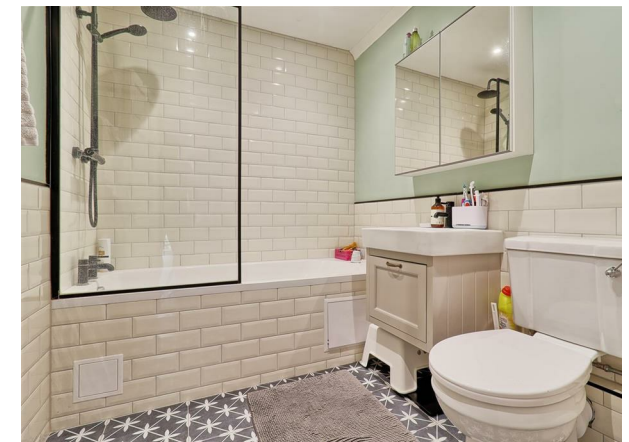
Externally, the home enjoys excellent kerb appeal with off-road parking to the front for multiple vehicles, alongside the added practicality of a secure concreted bike rail, ideal for cyclists. To the rear, the mature garden is wonderfully private and filled with established planting, shrubs and greenery, creating a tranquil outdoor environment. The paved terrace areas provide ideal seating and entertaining spaces, whilst the lawn and surrounding borders make the garden feel peaceful, established and secluded.

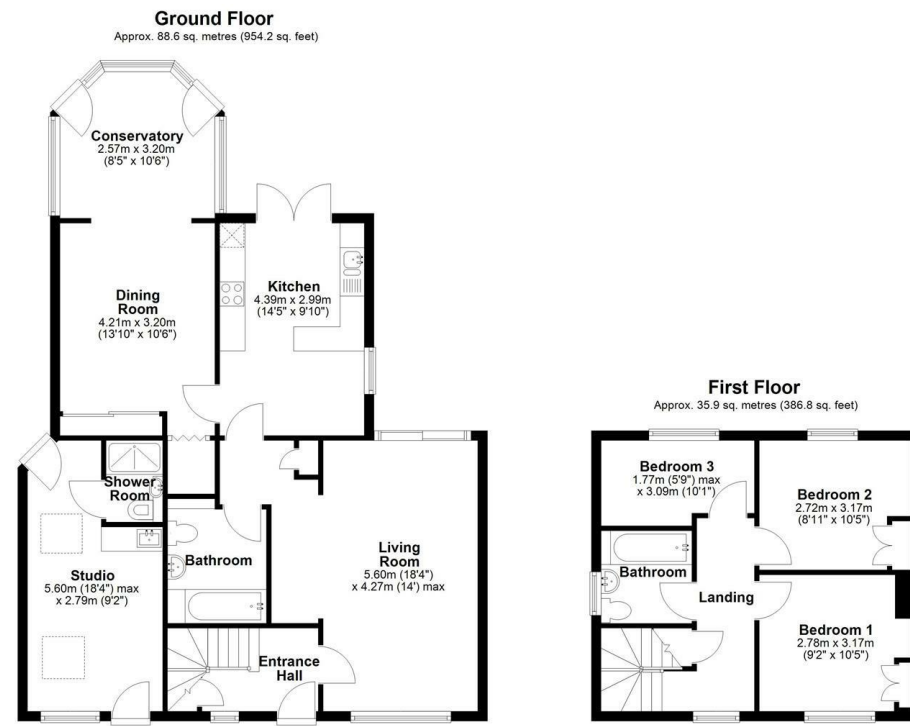
This is a rare opportunity to acquire a highly adaptable family home in a sought-after Cambridge location, offering generous living space, excellent versatility and beautifully balanced indoor and outdoor accommodation.

Call or email us now to arrange your viewing.

Agent Notes

Tenure: Freehold
Council tax: Band C
Chain details: No onward chain





Total area: approx. 124.6 sq. metres (1341.0 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		82
(81-91)	B		
(69-80)	C	72	
(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	

