



Radcliffe & Rust Estate Agents are delighted to offer for sale this pleasant semi-detached property in Malvern Road, Cherry Hinton, CB1. Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, around two miles from Addenbrooke's Hospital and three miles from Cambridge Central Railway Station. The stunning grounds of Cherry Hinton Hall are located just off Cherry Hinton Road which is within walking distance of the property, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served villages in the city. Cambridge has become the focus of the country's technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Cherry Hinton has become a popular area for those working in these tech industries, such as ARM holdings, less than one mile away, the new Bio medical Campus which is just two miles to the west, and the renowned Science and Business Parks that are just three miles to the north.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this spacious semi-detached property in Malvern Road, CB1. Situated in the ever popular area of Cherry Hinton, the property offers three double bedrooms and huge potential for a possible rear extension as well as a large side extension / additional dwelling could be added if desired (subject to the relevant planning permissions).

Upon approaching the property, there are two areas of off road parking belonging to the property - one immediately outside the property on the left hand side large enough for one vehicle and one area to the right hand side of the property in front of the property's private garage (large enough for two vehicles). Once inside, there is a porch with space for coat and shoe storage and a doorway leading into the main property which welcomes you into the open plan living and dining room. Spanning the full width of the property, this dual aspect room has a window overlooking the front of the property and a glazed door and full length windows overlooking the rear of the property. This bright space can comfortably fit a large sofa and a dining table for at least six people. The dining area leads through to the kitchen. The kitchen has wooden coloured wall and base units with a contrasting dark coloured worktop and within the kitchen there is a combination boiler, integrated dishwasher, integrated under counter fridge and separate freezer, space and plumbing for a washing machine, stainless steel sink and drainer and a freestanding oven with grill, hob and cooker hood above. The kitchen also has a useful separate larder style space under the stairs which would make a great walk-in pantry. If an open plan ground floor is required, the wall between the kitchen and dining room could be removed (subject to the relevant planning and checks). To the left of the front door, the previous garage of the property has been converted into a room. Overlooking the front of the property, this room is currently being used as a gym but could also work really well as an office or play room as required.

The stairs to the first floor are positioned between the living and

dining room and have been concealed behind double doors. On the first floor, there are three double bedrooms and the bathroom. On the left hand side of the landing are bedrooms one and three. Both overlooking the front of the property, both bedrooms could comfortably fit double beds as required. At the furthest point on the landing on the left is bedroom one. With built-in wardrobes along one wall and extending on to the next wall, bedroom one is a great size. Next to bedroom one is bedroom three. Although it is the smallest of the bedrooms, bedroom three could still fit a double bed and additional furniture as required. On the opposite side of the landing is the bathroom and bedroom two. The first room you come to on the right hand side of the landing is the bathroom. With a large window overlooking the rear of the property, the bathroom has a bath with overhead shower and bi-folding glass shower screen, W.C. and hand basin. At the end of the U-shaped landing on the right hand side is bedroom two. Another good sized double, bedroom two overlooks the rear of the property and has a built-in cupboard / wardrobe in one corner of the room.

To the rear of the property, there is a private rear garden mainly laid to lawn. This property has the fantastic bonus that the garden also extends to the side of the property where there is a gate leading to the front of the property and rear access into the garage as well as additional garden space next to the garage. If required and subject to the relevant planning, a large side extension could be added to extend the footprint of the current property or alternatively the space could be large enough for an additional dwelling to be built.

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

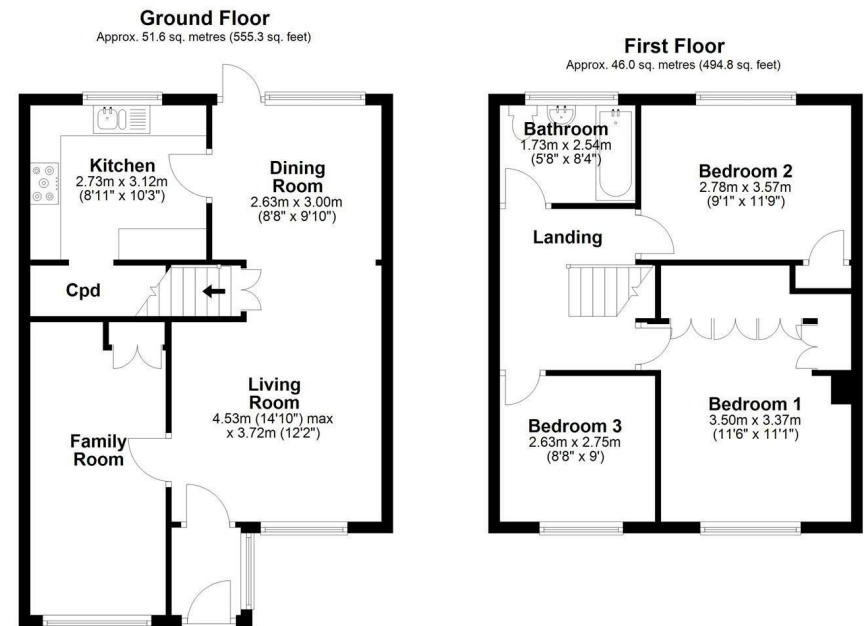
Agent notes

Tenure: Freehold

Chain free

Council Tax: Band D = £2,248 for 2024 - 2025 (Cambridge City Council)





Total area: approx. 97.6 sq. metres (1050.1 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	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

