

Radcliffe & Rust
Residential sales & lettings

2 Finch Road, Cambridge CB4 3RB
Guide Price £410,000

Finch Road is a residential no-through road situated in the popular north Cambridge area of Chesterton, offering a convenient position for access to the city centre as well as many of Cambridge's major employment hubs.
The property is particularly well placed for those working at Cambridge Science Park, Cambridge Business Park and St John’s Innovation Park, while Cambridge North railway station is also readily accessible and provides regular services to London King's Cross and London Liverpool Street. The area is well connected by road and cycle routes, with straightforward access towards the A14 and wider regional road network.
Everyday amenities are available nearby, with a range of shops and services in Chesterton and along Milton Road, while Cambridge city centre offers an extensive selection of shops, restaurants, cafés and cultural attractions. The location also provides good access to local green spaces and the River Cam, together with established walking and cycling routes into and around the city.
Finch Road itself has an established residential character and, being a no-through road, is away from passing through traffic. Combined with the accessibility of Cambridge North and the city's northern employment centres, it provides a practical location for those wanting to remain within easy reach of central Cambridge.







2 Finch Road is a well-presented three-bedroom semi-detached home which has undergone a comprehensive programme of improvement, creating a modern and practical property with open-plan living accommodation, off-road parking, an attached garage and an attractive rear garden.

The property was extensively renovated in 2021, with works including the removal of the former chimney breast through the house, replastering and redecoration, new flooring and internal doors, additional insulation and the installation of a new heating system with a Viessmann Vitodens 100 high-efficiency boiler and contemporary radiators. The kitchen and shower room were also replaced as part of the refurbishment.

The accommodation begins with an entrance porch opening into the hallway, with stairs rising to the first floor. A particular feature of the ground floor is the open-plan arrangement of the living, dining and kitchen areas, providing a sociable space which works equally well for day-to-day living and entertaining. The removal of the chimney breast and opening between the kitchen and dining area formed part of the 2021 alterations and have helped make particularly effective use of the available space.

The living/dining area measures approximately 20'11" x 11'7" (6.38m x 3.52m) and has a large window to the front together with doors opening directly onto the rear garden. There is ample room for both sitting and dining areas, while the current owners have also incorporated a useful workspace.

The adjoining kitchen measures approximately 13'8" x 8'6" (4.16m x 2.60m) and is fitted with a range of contemporary units and work surfaces, complemented by tiled splashbacks. Integrated/fitted appliances installed as part of the refurbishment included an oven, dishwasher, fridge and washing machine. A door from the kitchen provides a further direct connection with the rear garden.

Upstairs, the landing leads to three bedrooms and the shower room. Bedroom one measures approximately 11'9" x 9' (3.59m x 2.74m), while bedrooms two and three measure approximately 9'7" x 7'7" (2.92m x 2.30m) and 10'4" x 6'9" (3.14m x 2.07m) respectively. The two smaller bedrooms provide flexibility for children's rooms, guest accommodation or home-working space.

The shower room was also renewed during the 2021 refurbishment and is fitted with a modern suite comprising a shower enclosure, WC and wash basin, with contemporary tiling. Above the first floor, the loft has been insulated and boarded to provide useful additional storage.

Outside, the property is set back from Finch Road behind a generous frontage incorporating a driveway providing off-road parking for two vehicles, together with an area of lawn and decorative stone. The driveway continues to the attached garage, measuring approximately 20'11" x 8'4" (6.38m x 2.54m), providing valuable parking, storage or workshop space. The creation of the front hardstanding formed part of the 2021 works.

To the rear is a particularly attractive and well-maintained garden, arranged with areas of lawn and paving providing space for outside dining and seating. There are established planted borders together with useful garden storage/outbuildings towards the rear. Direct access from the living/dining room helps connect the internal accommodation with the garden and makes the outside space particularly usable during the warmer months.

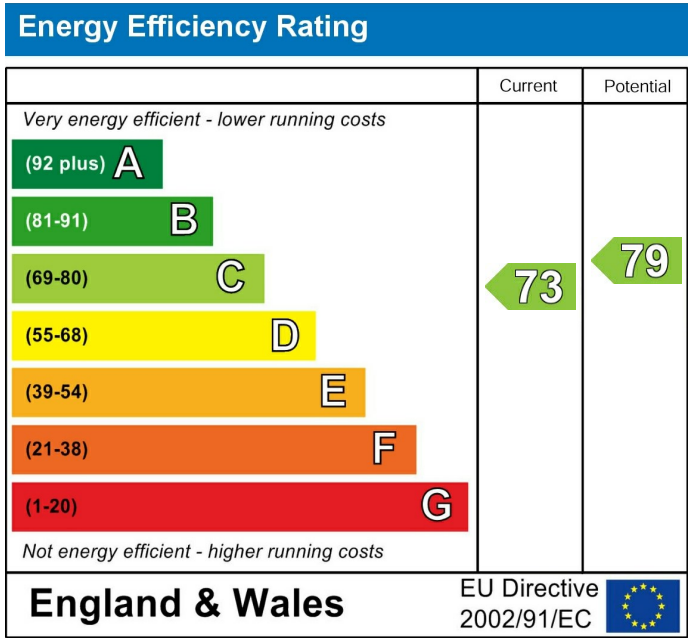
The property may also offer scope for further alteration or extension, subject to the necessary planning permissions and consents, giving a future owner the opportunity to adapt the accommodation to suit their requirements.

Overall, 2 Finch Road offers a combination that can be difficult to find within Cambridge: a three-bedroom house with modernised accommodation, driveway parking, a garage and a good-sized garden, while remaining conveniently positioned for Cambridge North, the Science Park and the city centre.

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

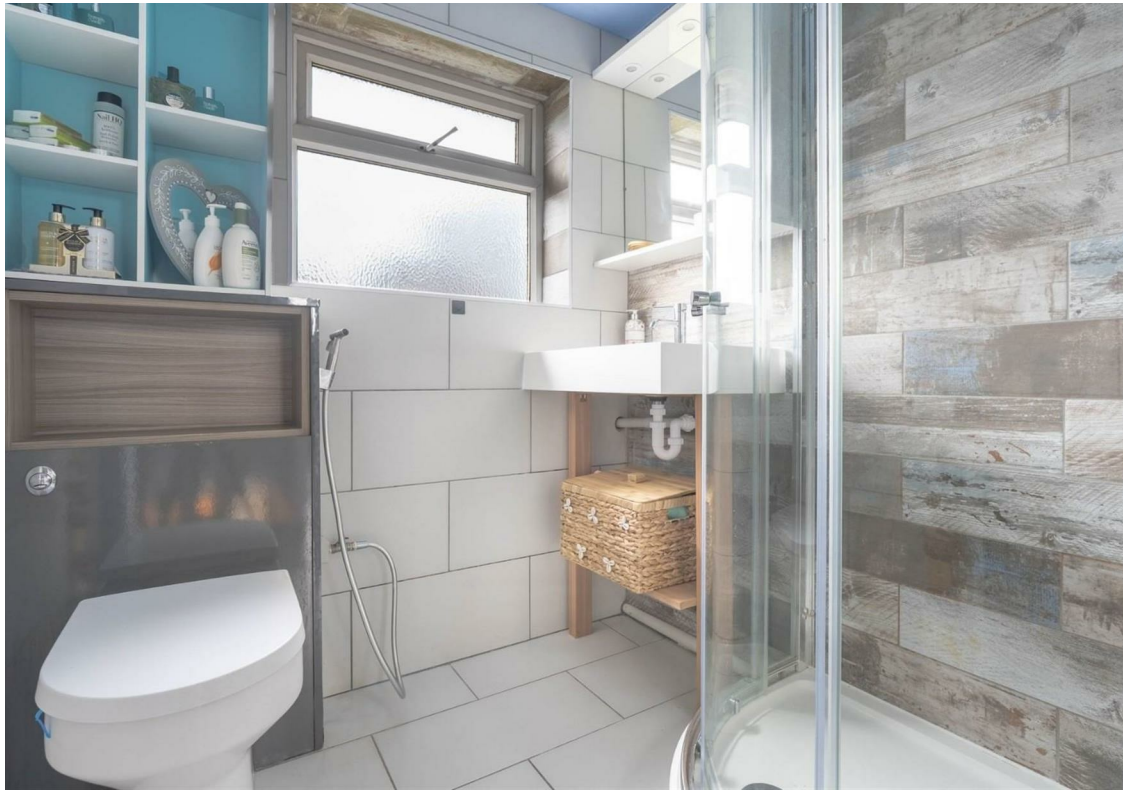
Tenure: Freehold
Council Tax: Band C
EPC Rating: C
Chain: The property is offered for sale with no onward chain.













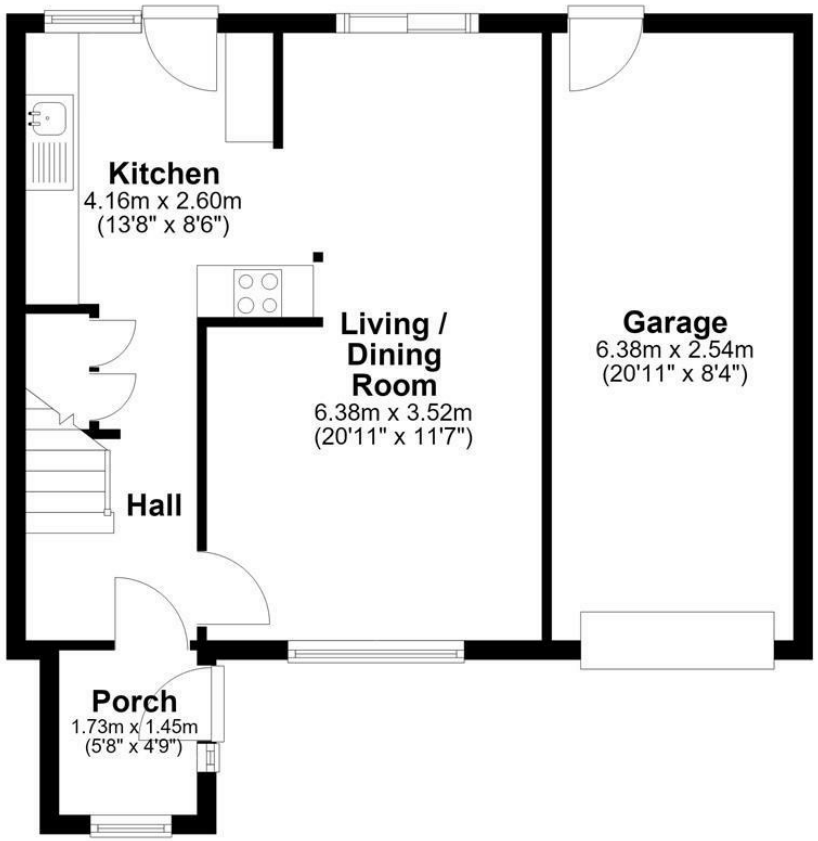
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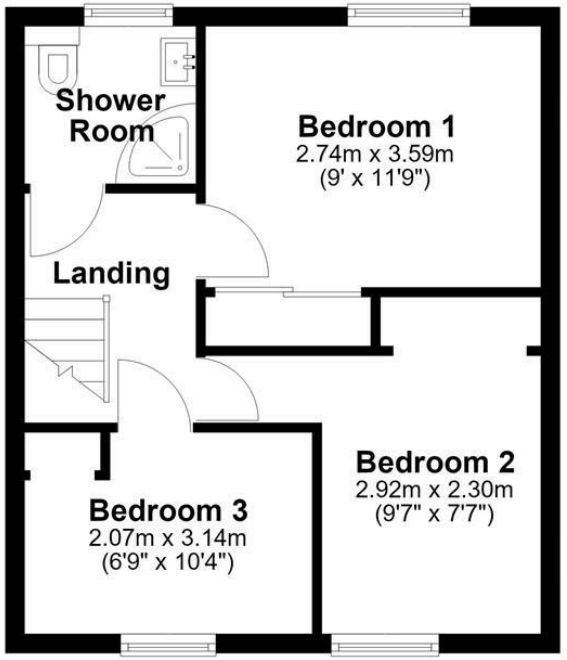
Ground Floor

Main area: approx. 37.2 sq. metres (400.7 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.3 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Main area: Approx. 72.1 sq. metres (776.3 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.3 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.