



Henslow Mews, Cambridge, CB2 8BX



Henslow Mews

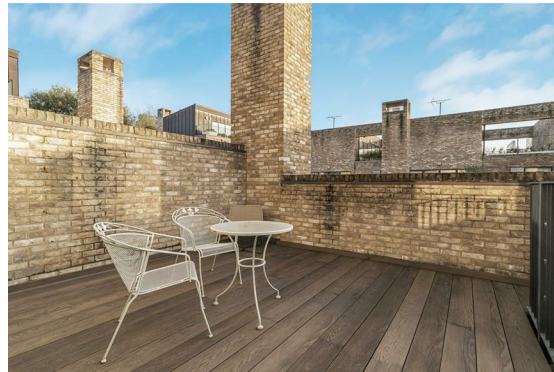
Cambridge,
CB2 8BX

A most impressive three storey townhouse forming part of this prestigious, centrally located Accordia development. The property offers well proportioned and versatile accommodation over three floors with private courtyard and terraces as well as access to shared communal gardens.

4 2 1

Guide Price £1,150,000





LOCATION

Tucked away in a peaceful, modern development just off Hills Road, Henslow Mews offers the perfect blend of convenience and tranquillity. Residents enjoy easy access to Cambridge Station, Addenbrooke's Hospital and the Biomedical Campus, as well as an excellent selection of shops, cafés and green spaces within walking distance. Well-served by local bus routes and cycle paths, it provides swift connections to the city centre, major employers and top-rated schools.

ENTRANCE GATE

leading into:

COVERED CAR PORT

with bin storage and shelving, outside tap, vehicular access.

DOUBLE GLAZED ENTRANCE DOOR

leading into:

ENTRANCE HALL

ceiling with a range of inset downlighters, staircase rising to the upper floors with understairs storage cupboard, utility cupboard with plumbing and space for automatic washing machine and space for tumble dryer, floor to ceiling double glazed windows, wooden flooring with underfloor heating.

CLOAKROOM

fitted with a two piece white suite comprising wall hung wash hand basin with mixer tap, low level dual flush w.c., ceiling with inset downlighters, air vent, tiled floor, tiled walls, underfloor heating.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

ceiling with a range of inset downlighters, feature fireplace with gas real flame effect fire, wooden flooring. Kitchen area fitted with a good range of storage cupboards and drawers to base and eye level with granite working surfaces incorporating breakfast bar, undermount sink unit with mixer tap, fitted Miele appliances including electric fan oven, combination microwave oven, Bosch induction hob with extractor fan above, fitted and concealed fridge/freezer, floor to ceiling double glazed window to the rear and side with doors leading out to courtyard.

ON THE FIRST FLOOR

LANDING

ceiling with inset downlighters, staircase rising to the second floor.

BEDROOM 2

ceiling with inset downlighters, fitted wardrobe cupboard, double glazed window to the rear.

BEDROOM 3

ceiling with inset downlighters, wardrobe recess, double glazed window, wooden flooring.

BEDROOM 4/SITTING ROOM

ceiling with inset downlighters, wooden flooring, fitted double cupboard, floor to ceiling double glazed doors and windows to the rear leading out to a first floor terrace with external staircase leading down to courtyard.

FAMILY BATHROOM

fitted with white four piece Villeroy & Boch suite including panelled bath with wall mounted mixer with hand held rose, walk-in tiled shower with injector shower head and hand held rose and glazed screen, wash hand basin with mixer tap, storage drawer below, dual flush w.c., ceiling with inset downlighters, tiling to floors and walls, heated towel rail/radiator, shaver point, underfloor heating and air vent.

ON THE SECOND FLOOR

PRINCIPAL BEDROOM

with wooden flooring, ceiling with inset downlighters, range of fitted wardrobe cupboards, double glazed

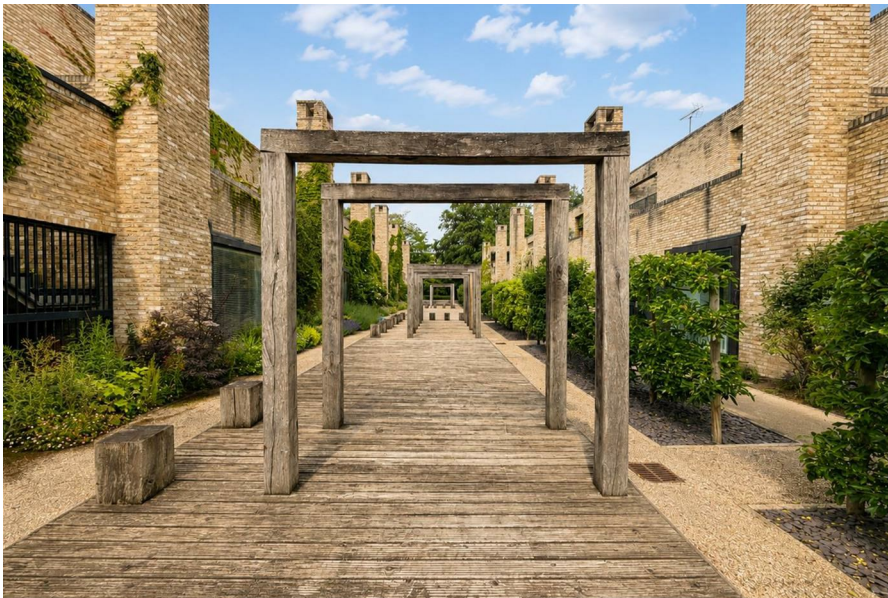
doors and windows to one side leading out to second floor terrace, underfloor heating.

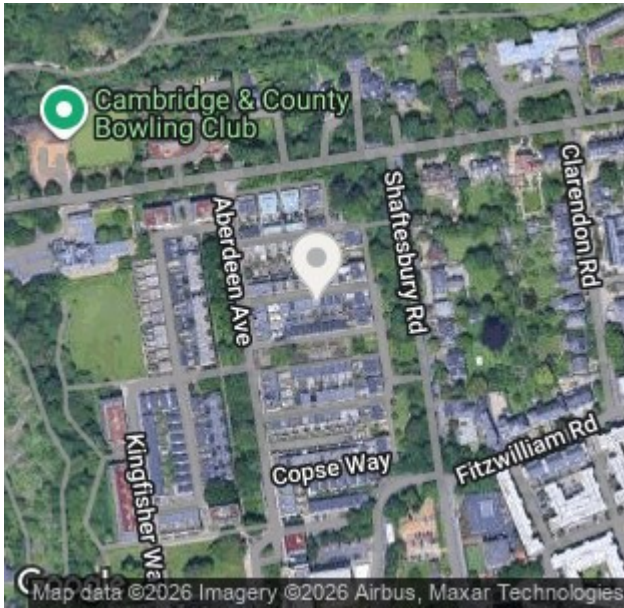
ENSUITE SHOWER ROOM

with Villeroy & Boch suite including walk-in shower, a pair of wash hand basins with storage drawers below, mixer taps, dual flush w.c., tiled walls, tiled floor, underfloor heating, heated towel rail/radiator, mirror, shaver point, air vent.

OUTSIDE

On the ground floor GARAGE/CAR PORT, ground floor courtyard, staircase rising to a first floor terrace and a second floor terrace. Gated access to the rear leading to communal gardens with outdoor dining areas, mature trees, shrubs and landscaping.





**Approximate Gross Internal Area 1351 sq ft - 125 sq m
(Excluding Garage)**

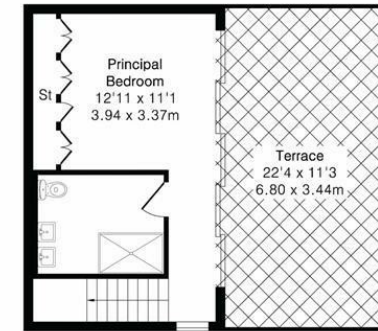
Ground Floor Area 510 sq ft – 47 sq m
 First Floor Area 559 sq ft – 52 sq m
 Second Floor Area 282 sq ft – 26 sq m
 Garage Area 277 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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	

Guide Price £1,150,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Cambridge City Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.