



Chestnut Grove, Cambridge, CB4 1BE



Chestnut Grove

Cambridge,
CB4 1BE

- An Established End Of Terrace Residence
- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Conservatory/Dining Room
- Lengthy & Private Rear Garden
- Double Garage
- Quiet Residential Development
- Chain Free
- Potential To Expand (STP)

A charming 1920's end of terrace home, offering well proportioned accommodation across two floors and benefitting from a lengthy and private rear garden with a detached double garage at the end, all situated in this quiet cul-de-sac close to an excellent range of amenities, city centre and major commuter links. Offered with no onward chain.

3 1 2

Guide Price £500,000





LOCATION

Chestnut Grove offers a convenient and well-connected location just north of the River Cam, making it ideal for both professionals and families. The area benefits from excellent transport links, with Cambridge North Station nearby, offering direct services to London and beyond. The A14 and M11 are easily accessible, providing efficient road connections, while regular bus routes and dedicated cycle paths make commuting into the city centre quick and straightforward. Residents have access to a range of local amenities, including Cambridge Science Park, a major employment hub, and the nearby Cambridge Business Park. For everyday essentials, Cambridge Retail Park and The Grafton Centre offer a variety of supermarkets, shops, and eateries. The area is also well-served by green spaces, with Logan's Meadow nature reserve and the Riverside Walk providing scenic spots for walking and cycling along the River Cam. The Jesus Green Lido and Midsummer Common are just a short distance away, offering further recreational options. Chestnut Grove's combination of strong transport links, local amenities, and access to green spaces makes it a highly desirable location in CB4.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALL

with stairs rising to first floor accommodation and further inner hallway with access doors into respective rooms.

SITTING ROOM

with exposed timber flooring, electric fireplace with stone mantel/surround, stone hearth, LED downlighters, radiator, double glazed bay window out onto front aspect.

KITCHEN/DINING ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with timber work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space for gas cooker with tiled splashback, extractor hood above, space and plumbing for washing machine, space for fridge/freezer, breakfast bar is located opposite the main kitchen units providing an informal dining setting, radiator, further storage units include display cabinet with frosted glazing doors, tiled flooring, windows overlooking conservatory, door leading to understairs storage cupboard, further storage cupboard, panelled glazed door leading to:

REAR INNER HALL

with door leading to Conservatory and Bathroom.

BATHROOM

comprising of a three piece suite with panelled bath, wall mounted shower head, separate hot and cold bath taps, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, radiator, wall mounted mirror, lighting, extractor fan, window to rear aspect.

CONSERVATORY

with wood effect flooring, vaulted ceiling, set of double glazed windows, double glazed French doors leading out and providing views over the lengthy rear garden.

ON THE FIRST FLOOR**LANDING**

with loft access, panelled door leading into storage cupboard and panelled doors leading to respective rooms.

BEDROOM 1

with picture rails, radiator, double glazed window to front aspect.

BEDROOM 2

with picture rails, radiator, double glazed window overlooking garden.

BEDROOM 3

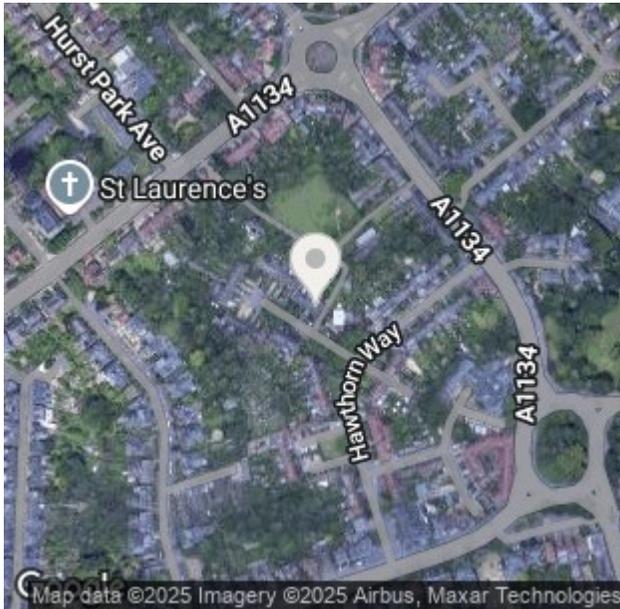
with picture rails, double radiator, double glazed window to front aspect.

OUTSIDE

The property is approached off Chestnut Grove via a pedestrian pathway leading to a gate which opens up to the front garden principally laid to lawn and is enclosed by a beech hedging and low level timber fence. The property also benefits from the lane to the side which provides vehicular access to the Garage located at the rear of the property.

The rear garden is principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. Large pergola area with mature growing plants as well as a number of mature shrubs and trees dotted around the garden creating a wonderful sense of privacy. At the very end of the garden is the side access door leading through into the Garage.



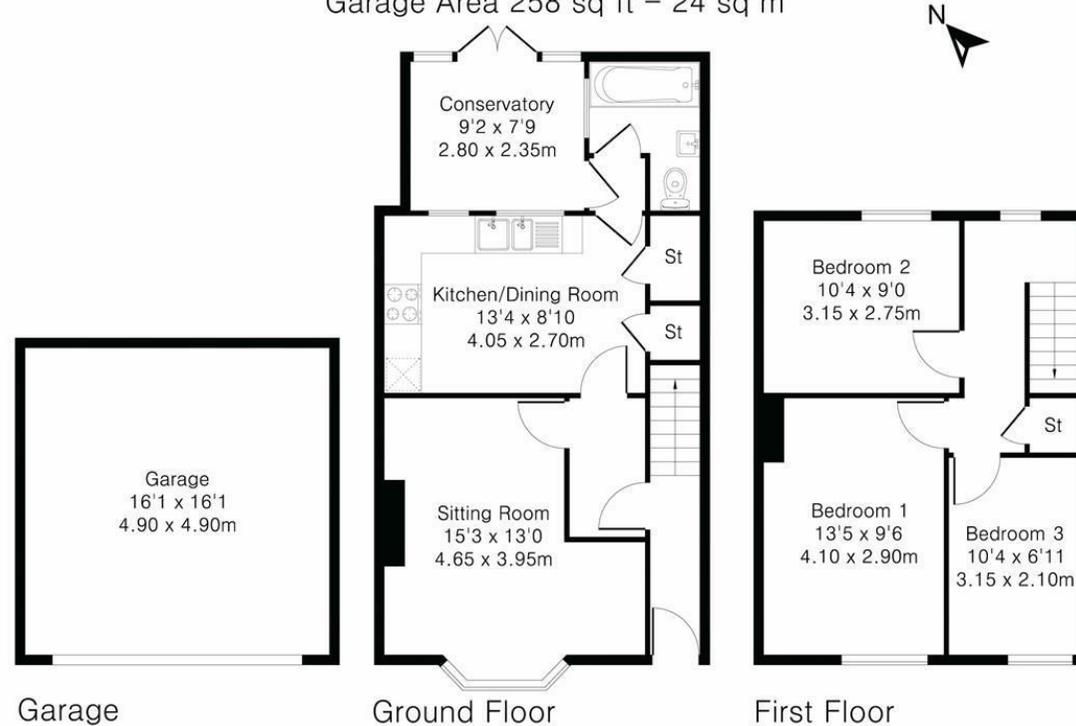


Approximate Gross Internal Area 881 sq ft - 82 sq m

Ground Floor Area 503 sq ft – 47 sq m

First Floor Area 378 sq ft – 35 sq m

Garage Area 258 sq ft – 24 sq m



Energy Efficiency Rating	
Current	Potential
	84
50	

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (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 £500,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.