



Kinnaird Way, Cambridge, CB1 8SN

CHEFFINS

Kinnaird Way

Cambridge,
CB1 8SN

A substantial and well presented extended detached residence standing well within its own delightful established grounds with driveway and garaging in this favoured location on the south side of the city conveniently placed for access to a good range of local amenities including the Addenbrooke's Campus with Cambridge South railway.

4 1 3

Guide Price £985,000





LOCATION

Kinnaird Way is a highly desirable location in the popular Queen Edith's area of south Cambridge. The area offers excellent access to outstanding schools including The Perse School, Hills Road Sixth Form College, and Netherhall School. It lies just 0.75 miles from Addenbrooke's Hospital and the Biomedical Campus, with the city centre approximately 1.5 miles away. Transport links are superb, with Cambridge mainline station around 1.25 miles distant and the new Cambridge South station (opening June 2026) under a mile away. The M11 is also easily accessible. Local convenience is provided by nearby shops, while Nightingale Recreation Ground offers pleasant green spaces just moments away.

TIMBER ENTRANCE DOOR

with frosted glazed panels leading into:

ENTRANCE PORCH

frosted glazed panels, frosted glazed windows to the front, parquet flooring, coat hooks, glazed internal door through to:

ENTRANCE HALL

coved ceiling, staircase rising to the first floor, double panelled radiator, feature glazed wall.

CLOAKROOM

fitted with white suite comprising low level w.c., wash hand basin with tiling to splashbacks, radiator, frosted window to the side.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with roll topped working surfaces with tiling to splashbacks, and inset single drainer stainless steel sink unit with mixer tap, fitted Hotpoint double electric oven and a Belling 4 ring gas hob with extractor hood above, plumbing and space for dishwasher, plumbing and space for tumble dryer, fitted and concealed Samsung fridge/freezer, tiled floor, double panelled radiator, understairs storage cupboard, double glazed window to the front, secondary double glazed window to the rear and panelled and secondary double glazed door leading out to the rear garden.

LIVING ROOM

coved ceiling, feature natural brick chimney breast and

surround, gas fired Real Flame effect fire, tiled hearth, shelving and storage cupboard, double panelled radiator, window to the front, sliding doors leading through to:

FAMILY/DINING ROOM

coved ceiling, double panelled radiators, radiator, double glazed windows to either side and double glazed doors and windows to the rear leading out to the garden, feature fireplace, brick surround and hearth, wooden mantel fitted with electric fire.

ON THE FIRST FLOOR**LANDING**

airing cupboard housing insulated hot water tank and slatted shelving, radiator, window to the rear.

BEDROOM 1

coved ceiling, double panelled radiator, double glazed window to the front, secondary double glazed window to the rear.

BEDROOM 2

fitted bedroom furniture with wardrobes, storage cupboards, drawers and pull-out desk, radiator, double glazed windows to the front.

BEDROOM 3

feature part vaulted ceiling, double glazed Velux rooflights, double panelled radiator, eaves storage and double glazed window to the rear.

BEDROOM 4

fitted bedroom furniture including wardrobe, drawer unit, storage cupboards and pull-out desk, radiator, double glazed window to the front.

FAMILY BATHROOM

fitted with white 4 piece suite comprising panelled bath with separate shower unit above, glazed shower screen, tiling to splashbacks, pedestal wash hand basin with tiling to splashbacks, bidet with tiling to splashbacks, low level dual flush w.c., heated towel rail/radiator, extractor fan, frosted window to the side and secondary double glazed frosted window to the rear.

OUTSIDE

Front garden with driveway, hedgerow, principally laid to lawn with mature tree, flowering and shrub beds, pathway to the side. GARAGE to the side with a pair of timber doors to the front with power and light connected, window, panelled and glazed door to the rear.

Generous enclosed rear gardens with paved patio area, shaped and extensive lawn, shaped well stocked flowering and shrub beds, with a timber storage shed as well as bin/tool store.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 £985,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Cambridge City Council



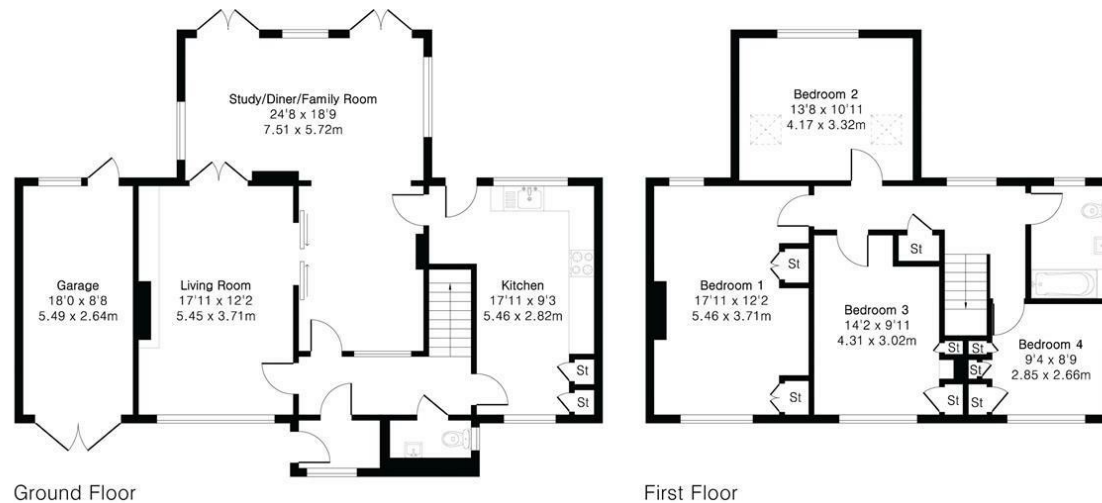


**Approximate Gross Internal Area 1727 sq ft - 161 sq m
(Excluding Garage)**

Ground Floor Area 922 sq ft – 86 sq m

First Floor Area 805 sq ft – 75 sq m

Garage Area 156 sq ft – 14 sq m



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.

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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.



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