



Queen Ediths Way, Cambridge, CB1 8NJ

CHEFFINS

Queen Ediths Way

Cambridge,
CB1 8NJ

A rare opportunity to acquire this most impressive, immaculately presented and well proportioned detached residence occupying a most desirable location on the favoured southern side of the city with generous enclosed gardens, garage/studio and large block paved driveway.

4 2 2



Guide Price £1,000,000



LOCATION

Queen Edith's Way enjoys a prime position on the highly regarded south side of Cambridge, an area favoured for its balance of accessibility, amenities and strong schooling. The property is particularly well placed for Addenbrooke's Hospital and the Cambridge Biomedical Campus, making it an excellent choice for medical professionals and those connected to the research and science parks nearby. The immediate area offers a wide range of day-to-day facilities, including a variety of local shops, supermarkets, cafés and takeaways, with further comprehensive amenities available at nearby Cherry Hinton Park and along Hills Road. There are also a number of green open spaces within easy reach, including Cherry Hinton Hall Park and Coleridge Recreation Ground, both offering pleasant walking routes and leisure opportunities. Schooling in the area is a significant draw, with several well-regarded state schools nearby including Queen Edith Primary School, Netherhall School and Coleridge Community College, alongside a number of independent schools within the city such as The Perse, St Mary's and The Leys. Cambridge city centre is easily accessible by bicycle, bus or car, providing an extensive range of shopping, dining and cultural attractions, including the historic colleges, museums and the Grand Arcade shopping centre. For commuters, Cambridge railway station is within convenient reach, offering regular services to London King's Cross and Liverpool Street, while the M11 (Junction 11) and A14 provide excellent road connections to London, Stansted Airport and the wider region.

COVERED ENTRANCE PORCH

with outside light.

ENTRANCE DOOR

with double glazed pane leading into:

RECEPTION HALLWAY

ceiling with inset downlighters, radiator, staircase rising to the first floor with understairs storage cupboard with coat hooks.

CLOAKROOM

fitted with white suite, wall hung wash hand basin with mixer tap, close coupled w.c., radiator, half tiled walls, double glazed and frosted window to the front with shutters, extractor fan.

LIVING ROOM

feature contemporary style fireplace, radiator, ceiling with inset downlighters, double glazed window to the front with shutters, air conditioning unit.

KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with marble stone working surfaces with matching upstands, undermount Blanco sink unit with mixer tap, fitted appliances including a fitted and concealed freezer with ice maker, fitted and concealed refrigerator with filtered water, Miele electric fan oven and combination oven, breakfast cupboard with roller door with power, central island with marble stone tops and sides with storage drawers below, induction hob with built-in extractor, architectural radiators, ceiling with inset downlighters, double

glazed window to the rear with shutter and triple glazed doors to the rear with blinds.

UTILITY ROOM

matching storage cupboards housing water softener, Vaillant gas fired boiler providing domestic hot water and central heating system and pressurised hot water cylinder, plumbing and space for automatic washing machine, ceiling with inset downlighters, extractor fan, triple glazed door leading to outside.

ON THE FIRST FLOOR

LANDING

with access to loft space, ceiling with inset downlighters, air conditioning unit, tall double glazed window to the side and double glazed window to the front with shutters, radiator.

BEDROOM 1

ceiling with inset downlighters, air conditioning unit, range of fitted wardrobe cupboards, radiator, double glazed windows to the front and side with shutters.

BEDROOM 2

with air conditioning unit, ceiling with inset downlighters, radiator, double glazed window to the rear with shutters.

ENSUITE SHOWER ROOM

tiled shower cubicle with glazed sliding door, wall mounted controls, wall mounted bowl style wash hand basin with mixer, close coupled w.c., extensive ceramic wall tiling, tiled floor, ceiling with inset downlighters, extractor fan, shaver point, double glazed and frosted window to the rear, heated towel rail/radiator.

BEDROOM 3

ceiling with inset downlighters, radiator, double glazed window to the side with shutters.

BEDROOM 4

ceiling with inset downlighters, radiator, currently used as dressing room with range of fitted wardrobes, double glazed window to the rear, shutters.

BATHROOM

fitted with a white suite with a Victoria and Albert freestanding double ended bath with wall mounted mixer, large walk-in tiled shower with drencher shower head and hand held rose, double width wall hung wash hand basin with mixer tap, architectural radiator, ceramic tiling to walls and floor, ceiling with inset downlighters, double glazed and frosted window to the side.

SEPARATE TOILET

with low level w.c., radiator, double glazed and frosted window to the side, ceiling with inset downlighters, extractor fan.

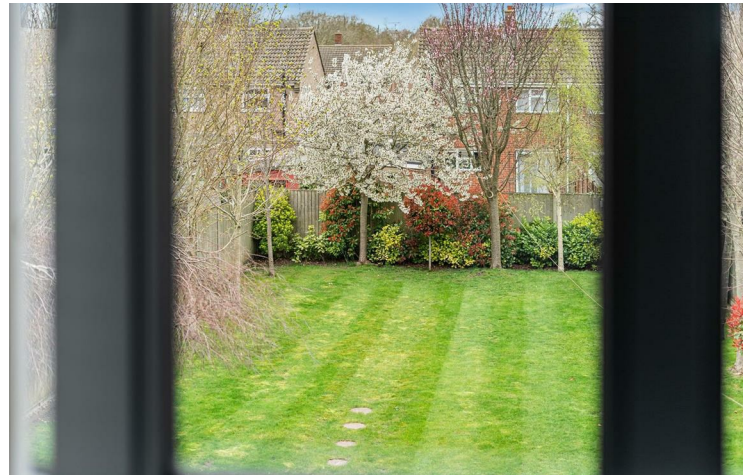
OUTSIDE

Front garden with extensive block paved driveway with brick wall to the front with pillars and wrought iron railings depicting house number, mature hedgerow and fencing. Narrow block paved driveway to the side with bin stores leading to GARAGE with a pair of doors to the front.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £1,000,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Cambridge City Council

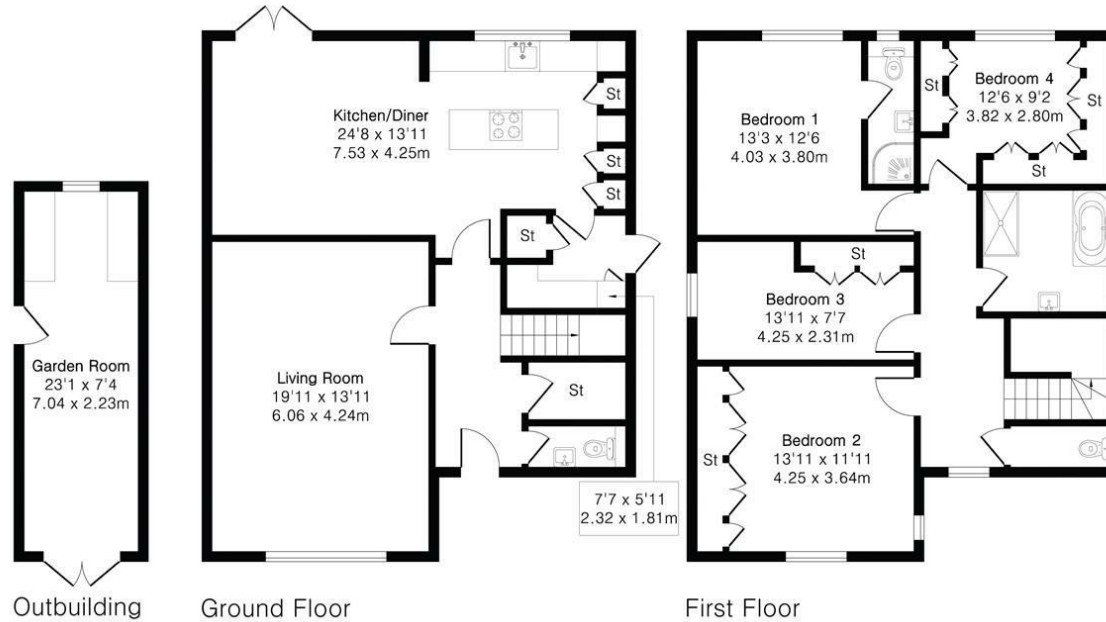


**Approximate Gross Internal Area 1604 sq ft - 148 sq m
(Excluding Outbuilding)**

Ground Floor Area 802 sq ft – 74 sq m

First Floor Area 802 sq ft – 74 sq m

Outbuilding Area 169 sq ft – 16 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.



[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.