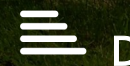




12 Church Road
Stow-Cum-Quy, CB25 9AF

Guide price £550,000



12 Church Road Stow-Cum-Quy, CB25 9AF

- 4 bedroom period property
- Enclosed garden
- Parking for 4-5 cars
- EV charging point
- No chain

A really attractive 4-bedroom period property, with private parking and an enclosed garden, located in the quiet village of Stow-Cum-Quy.

At almost 1,800 sqft, Church Road provides excellent living space across three floors. There is a small porch area that leads to a double-height hallway. Both the living and dining rooms are large and boast attractive period features, such as arch windows offering views over the front garden. The living room has a wood burner and leads to the sun room which enjoys an elevated position overlooking the rear garden.

The kitchen, which has been refitted in recent years with a contemporary finish, has handleless units, an induction hob, low-profile worktops, and coloured splashback. Across the hallway is the utility area and downstairs WC. There is also a further boot room at the end of the hallway, which leads to a large workshop. In the basement, there is a large reception room perfect for a home office, or TV/games





hideaway.

On the first floor, the two front bedrooms are both doubles with the primary bedroom having in-built storage. There are two further bedrooms and a well-fitted family bathroom.

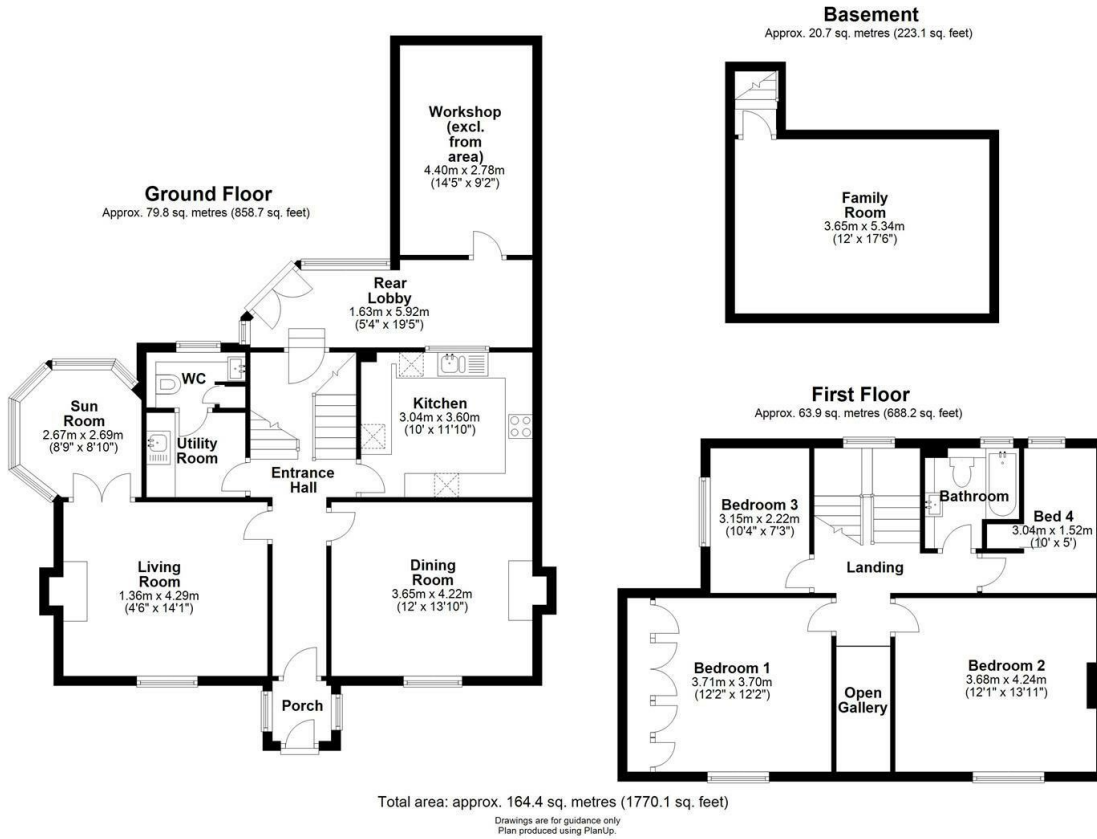
The semi-detached property is set well back from Church Road, with a large block-paved parking area for 4-5 cars and EV charging point at the front. The front garden is laid to lawn with border shrubs and trees and there is a useful garden shed. To the side and rear of the property is hard-landscaping providing for a very appealing patio area, with side access and a log store.

Stow-Cum-Quy is a small village with a shop, pub and recreation ground. It is located just north of Cambridge and provides good access to the town by car or cycle path, the A14 and A11 are nearby too.

What3words ///minivans.wordplay.lilac



Floor Plan



Area Map



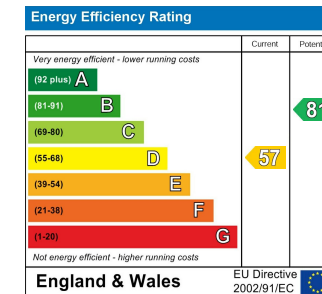
Viewing

Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Tenure: Freehold
Council tax band: E

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

