



54 Malvern Road  
Cambridge, CB1 9LD

**Guide price £475,000**



## 54 Malvern Road

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- Peaceful location near popular schools
- Generous living/dining room
- Enclosed rear garden with decking and shed
- Separate single garage
- Offered with no chain

A wonderful family home set in a quiet neighbourhood, with three bedrooms, an enclosed garden, and a separate garage, superbly located close to the Cambridge International School and the Spinney Primary School and a short walk to the amenities of Cherry Hinton High Street.

This terraced house spans just over 810 sqft and is offered in excellent condition. There is a small entrance hall that leads through to the spacious, double aspect and open-plan living and dining room. The living area features a bay window, overlooking the shared greenspace to the front, and the dining area has views and access to the rear garden. There is also a feature electric fire and alcove shelving in the living area.

The kitchen is well appointed with an integrated single oven, gas hob, feature extractor, and both low and high-level units.

Upstairs there are three bedrooms, two of which are doubles, and a versatile third bedroom that would







make an excellent home office or nursery. The family bathroom is well-presented with a bath, shower over bath, wc, basin, and heated towel rail.

The property has double glazing throughout and gas central heating. The boiler was installed in 2019 and comes with a year 10 warranty

The rear garden is a good size, laid mainly with lawn and flowerbeds to the borders. There is a small decked area immediately at the back of the property with an awning. The garden shed has power and there is rear access from the back of the garden. There is also the additional benefit of a separate single garage.

A short stroll from Cherry Hinton High Street's array of shops, bakeries, and bus services, this home offers easy access to major employers like ARM and Addenbrooke's Hospital, and thoroughfares such as the A14 and A11, and is therefore ideally positioned for both family life and commuting

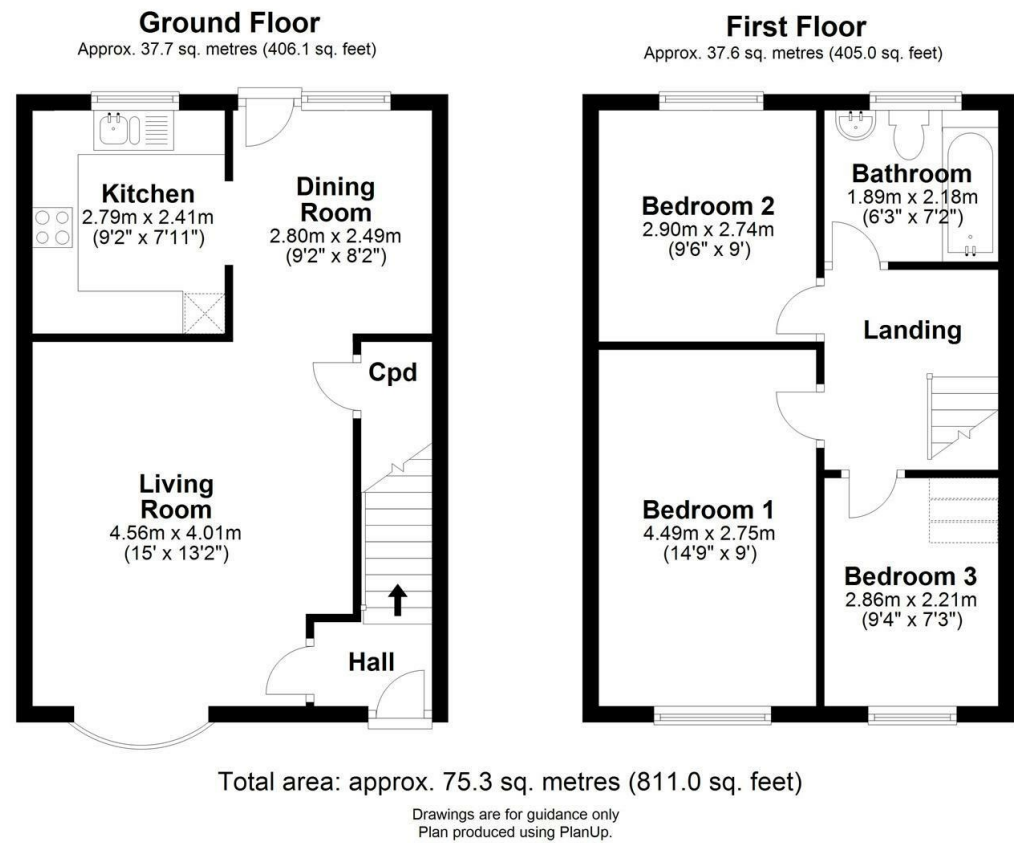
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Sat Nav: CB1 9LD

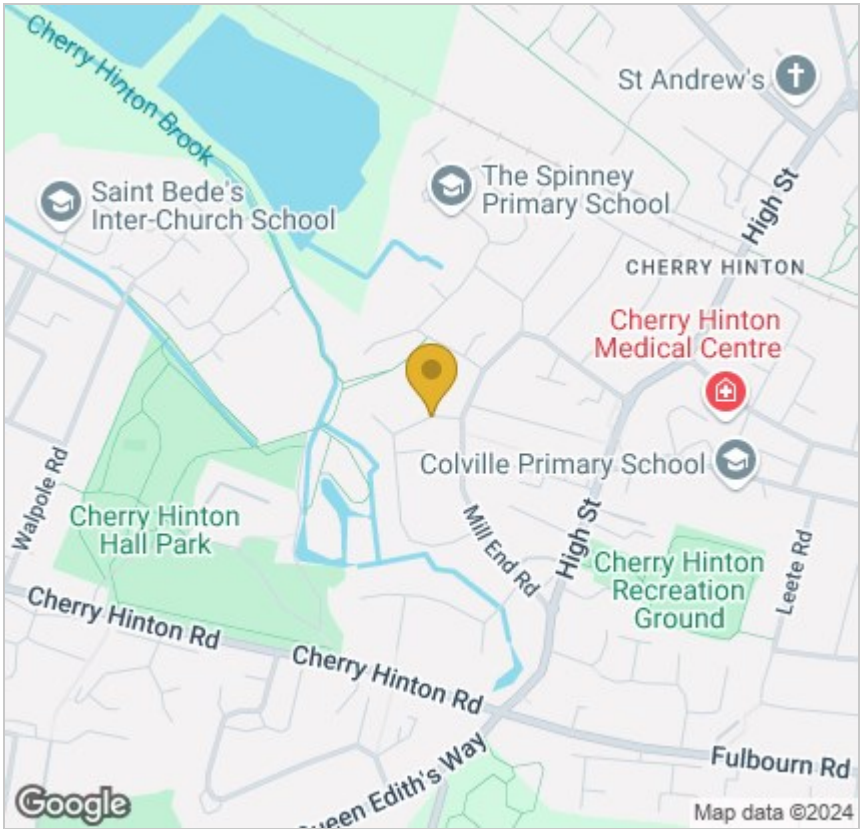




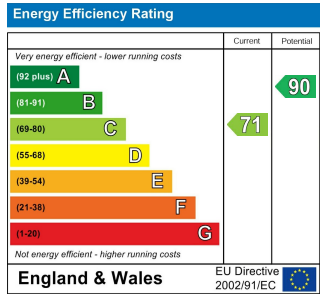
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

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