



123 Kings Hedges Road
Cambridge, CB4 2PL

Guide price £475,000

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- Extended family house
- Recently re-wired and re-plumbed
- Stylish finishes throughout
- EPC rating C
- Workshop

An extended, beautifully appointed family home of about 1120 sq. ft, offering three good-sized bedrooms and a workshop, making it perfect for a young family seeking a good-sized home within the city.

This fantastic family house has been carefully extended and includes a large hallway and a family/sitting room at the front of the house. The main open-plan living space overlooks the garden and includes a living room and a kitchen/dining room. There are double doors to the garden and wood flooring. The kitchen area is well-appointed with a large breakfast bar, and integrated appliances including an oven, hob, extractor, and dishwasher. There are three Velux windows in the part vaulted ceiling. The utility room has a door to the outside and a tiled floor, beyond the utility is a cloakroom and WC.

Upstairs are three bedrooms the main room has extensive fitted cupboards. The bathroom has a separate shower, bath, basin and WC as well as a towel rail and tiled floor.





The house has double glazing, and gas central heating and is in good decorative order. The flooring, kitchen, and bathrooms were all updated/refitted recently.

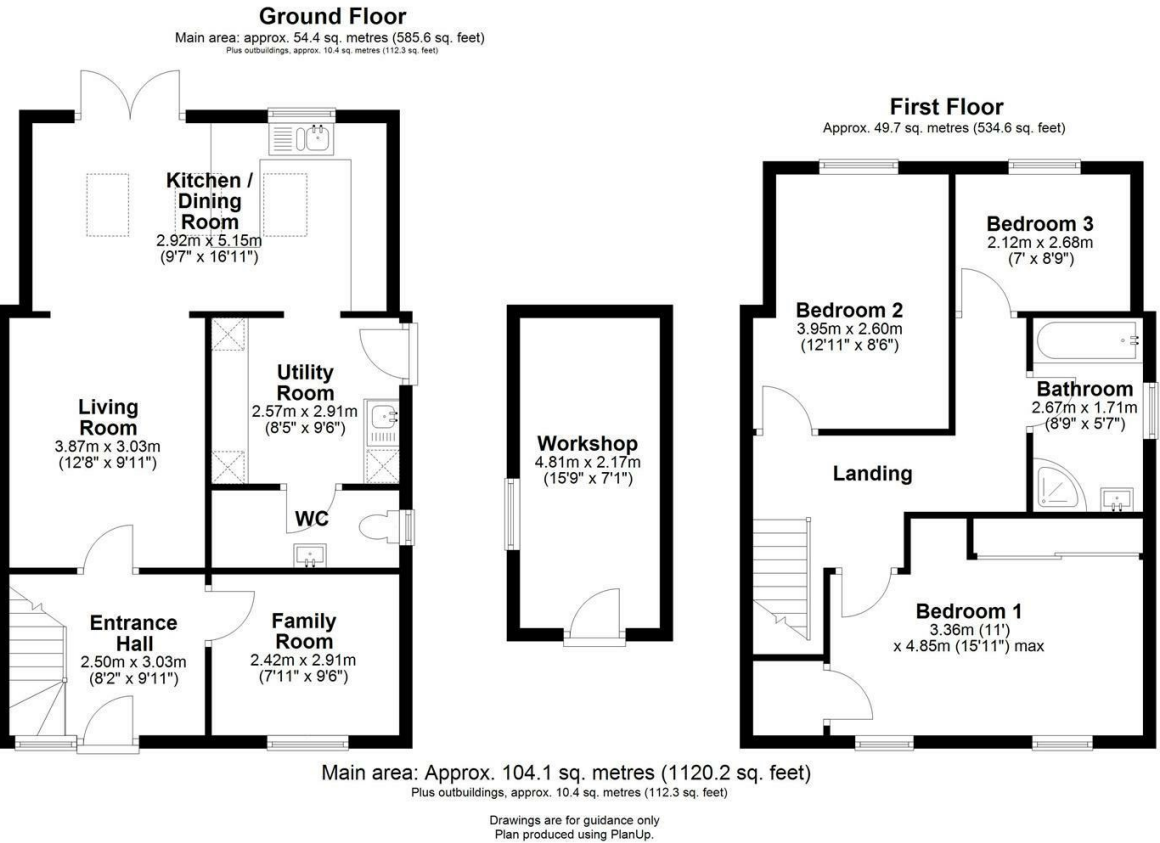
Outside, there is block-paved parking at the front. Side access leads to the rear garden, which is mainly lawn, with a good-sized patio, covered storage, and a large workshop.

King Hedges Road is an excellent location for people wanting access to the Science Park and City. There are excellent facilities nearby including shops, cafes and pubs. There is a recreation ground in nearby Chesterton and Milton Country Park is just over a mile away. The A14 is a 5-minute drive, Cambridge North Station is about a mile and the Science Park is within walking distance. All in all a fantastic location on the north side of the City. SAT NAV: CB4 2PL, What3words: ///flight.clocks.handy

Agents note: We are advised that the property did suffer subsidence shortly after construction, the property was repaired and is not believed to have suffered any further movement.



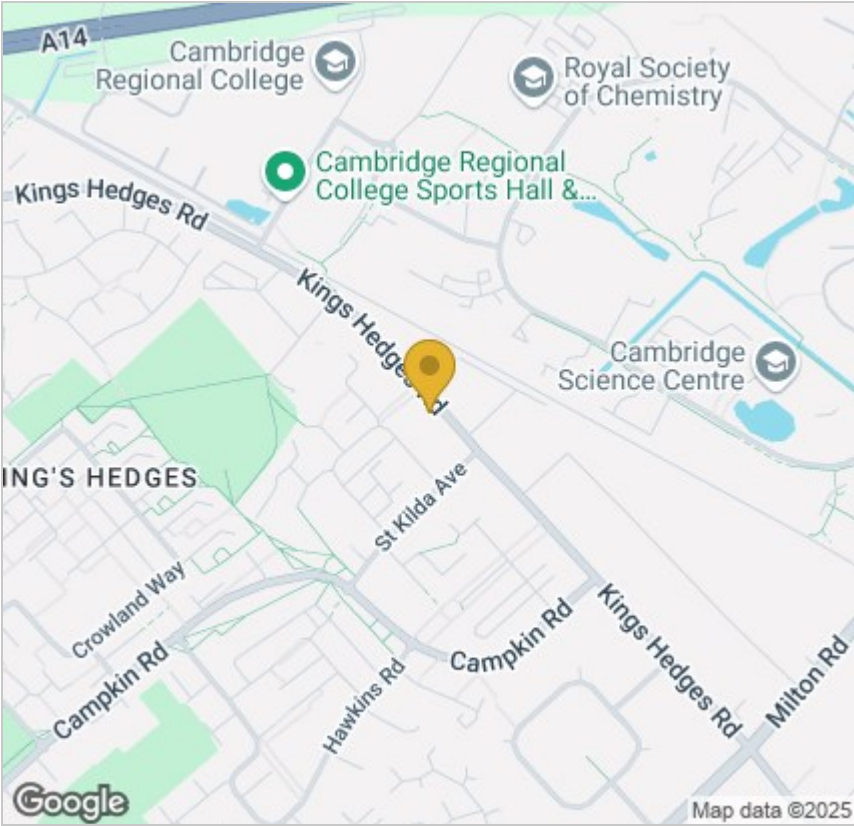
Floor Plan



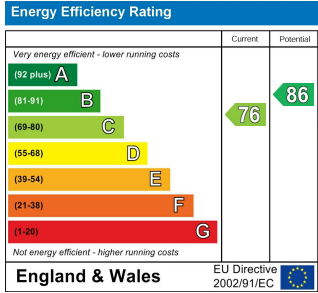
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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