



QUEEN EDITHS WAY, CAMBRIDGE, CB1 8PL

- Cambridge City Centre – approx. 2 miles
- Cambridge Railway Station – approx. 1.5 miles
- Addenbrookes Hospital – approx. 0.8 miles

2 Reception rooms • Kitchen/breakfast/diner • 3 Bedrooms • 2 Bath/shower rooms • Detached, contemporary garden studio • Large garden • Ample parking • EPC rating D

DESCRIPTION

123 Queen Ediths Way offers the rare opportunity to acquire a spacious and appealing single storey home set in a large, secluded plot in one of the city's most convenient and popular residential areas. The property offers over 1000sqft of well-presented accommodation with the added benefit of further 300sqft detached studio, ideal for working from home, hobbies, gym etc. There are two lovely reception rooms, one with a fireplace fitted with a woodburner, and a good-size, fully-fitted kitchen/breakfast/diner overlooking the garden. There are three bedrooms, one with fitted wardrobes, en-suite shower room and doors to the terrace and a modern bathroom. The house has double glazing throughout with gas fired central heating.

OUTSIDE

The property is nicely set back from the road, screened by mature hedging. There is ample parking to the front with additional secure parking down one side of the road, set behind gates. The rear gardens are particularly impressive in size being mainly laid lawn with established trees and flowering shrubs and a terrace across the back of the house providing secluded al-fresco dining and relaxation space. To the end of the garden is a recently constructed contemporary home office/studio suitable for a variety of uses including working from home space/hobbies/gym etc.

A DETACHED AND EXTENDED SINGLE STOREY HOME SET IN GENEROUS GARDENS WITH DETACHED HOME OFFICE/STUDIO SITUATED IN HUGE POPULAR AREA OF THE CITY.



LOCATION

Queen Ediths Way is situated in one of the prime residential areas, just two miles south of the city centre. It is superbly located for access to Addenbrookes and is within easy reach of varied local amenities. Schooling is available for all ages in the immediate area at Queen Edith's Way Primary School (within walking distance) along with the Ofsted rated "Good" Netherhall Secondary School across the road. There is also ready access to the Sixth Form Colleges on Long Road and Hills Road, along with the many independent schools Cambridge has to offer. For those needing commute, there are excellent road and rail links, via the M11 and A11, and the mainline railway station for London (1.5 miles).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Queen Ediths Way

Approximate Gross Internal Area = 1039 sq ft / 96.5 sq m
 Outbuilding = 301 sq ft / 28 sq m
 Total = 1340 sq ft / 124.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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