



Green End Road, Cambridge, CB4 1RS



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Residential sales, lettings & management

101 Green End Road
Cambridge
CB4 1RS

An extended and very well presented three bedroom bay fronted semi detached residence set back from the road opposite Green End Park, well located for access into the city centre, Science Park and the Cambridge North railway station.

- Extended semi-detached house
- Opposite Green End Park
- Superb vaulted dining/family room
- Bay fronted sitting room
- Comprehensively fitted kitchen
- Cloakroom and utility room
- Boarded loft area with Velux window
- Newly fitted carpets & new gas boiler fitter summer 2021
- Garden studio
- Driveway parking and delightful landscaped gardens

Guide price £535,000



Green End Road is situated in a prominent and convenient location, being well placed for access to the Cambridge North railway station, the Science Park, River Cam, A14/M11 and the city centre.

This bay-fronted semi-detached house has been extended at ground floor level with the addition of a spacious dining/living room with woodburning stove with vaulted ceiling and doors to garden. This area opens up to a comprehensively fitted kitchen with range cooker, a useful utility room and cloakroom are located off the reception hallway. There is a bathroom and 3 bedrooms on the first floor, two with feature period fireplaces and a recently installed fitted wardrobe to the main bedroom. The landing provides access to the boarded loft via an easily accessible timber pull-down ladder and provides lots of useful storage space.

There is a low maintenance driveway to the front of the property providing parking for 2 vehicles. A shared access path (shared with neighbour) leads onto the large and absolutely delightful landscaped garden with timber studio/garden office.

The property is situated opposite Green End Park Recreation Ground and needs to be viewed to be fully appreciated.

In detail the accommodation comprises;

STORM PORCH with part-glazed front door (original sunray leaded/coloured glass detailing) leading to the;

ENTRANCE HALL with stairs to first floor, radiator, understair cupboard, picture rail, part timber flooring with inset brush mat and part ceramic tiled flooring.

CLOAKROOM with window to side (mosaic tiled sill and reveal), corner wash hand basin with tiled splashback, WC with dual flush and concealed cistern, extractor fan, chrome heated towel rail, ceramic tiled flooring.

UTILITY ROOM with glazed door to rear, fitted worktop with space and plumbing for washing machine, wall mounted Ideal gas combination boiler (fitted summer 2021), ceramic tiled flooring.

KITCHEN 12' 3" x 9' 10" (3.73m x 3m) comprehensively fitted kitchen with an excellent range of white high gloss units and solid woodblock worksurfaces, 6 ring (gas) Britannia stainless steel range cooker with double (electric ovens), stainless steel splashback and a Britannia stainless steel chimney extractor hood over, sink unit and drainer with routed draining area to side, built-in fridge/freezer and Bosch dishwasher, under unit lighting, recessed ceiling spotlights, timber flooring, opening onto the;

VAULTED DINING/FAMILY ROOM 18' 0" x 12' 0" (5.49m x 3.66m) A superb room with vaulted ceiling and 4 Velux windows, double glazed timber door and full length glazed side panels to rear garden, wall uplighters, cast iron 'Arrow' woodburner and flue with slate base, timber flooring with underfloor heating.

SITTING ROOM 13' 4 (in to bay" x 11' 6" (4.06m x 3.51m) with bay window to front, period cast iron fireplace with timber mantelpiece and tiled hearth, fitted shelving to both sides of chimney breast, radiator.

FIRST FLOOR

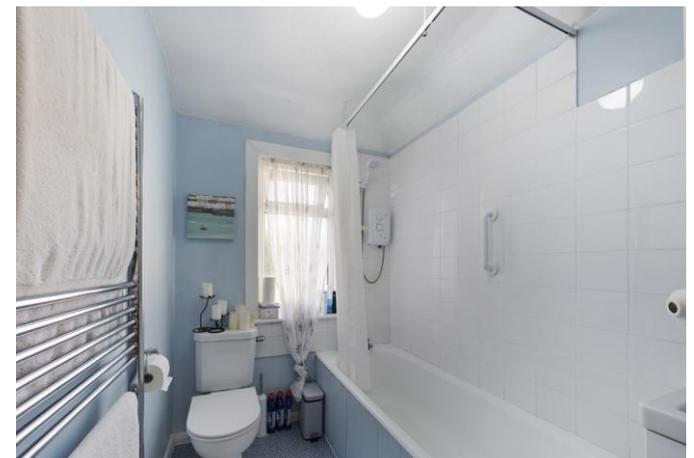
LANDING with window to side, loft hatch with pull-down ladder to boarded loft void with Velux windows and lighting.

BEDROOM 1 12' 0" x 11' 6" (3.66m x 3.51m) with window to rear, feature period fireplace, picture rail, radiator, recently installed fitted wardrobe to one wall.

BEDROOM 2 11' 11" x 9' 8" (3.63m x 2.95m) with window to front, period feature fireplace, picture rail, radiator.

BEDROOM 3 8' 9" x 7' 4" (2.67m x 2.24m) with window to front, radiator, timber wood flooring.

BATHROOM with window to rear, cast iron bath with timber tongue and groove panelled surround, Triton T80 electric shower over with fully tiled surround, vanity wash hand basin, shaver point, WC, chrome heated towel rail.



OUTSIDE

FRONT GARDEN/DRIVEWAY

There is a low maintenance gravelled driveway providing off street parking for several vehicles and flower/shrub border. Shared pathway to;

REAR GARDEN (95ft approx)

The rear garden is quite delightful and another particular feature of the property with a paved patio area adjacent to the rear of the house leading onto a shaped lawn, well stocked and tended flower/shrub border, small pond, attractive pergola seating area entwined with a 20 year old wisteria, further gravelled seating area and recess with outside tap, power point and lighting, vegetable growing area to end of garden with compost area and potting shed.

STUDIO /GARDEN OFFICE 15'0" (MAX) X 8'7" with part glazed double - doors , double glazed windows to front and side,5G WiFi connectivity, power and lighting.

SERVICES All services connected

COUNCIL TAX Band C

TENURE Freehold

VIEWING By prior appointment with Pocock & Shaw



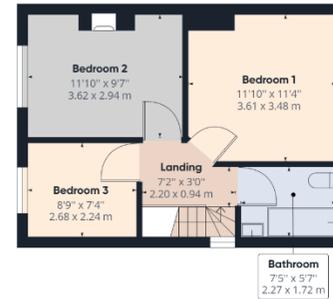
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
		82
	64	
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1136.12 ft²

105.55 m²



Ground Floor Building 2



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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