A RARE OPPORTUNITY TO PURCHASE A MODERN FAMILY HOME WITH FABULOUS RIVER VIEWS WITHIN EASY REACH OF CAMBRIDGE CITY CENTRE AND CLOSE TO CAMBRIDGE NORTH RAILWAY STATION.

Entrance hallway with galleried landing • three double bedrooms • family bathroom • store room to bedroom 1 • kitchen/dining room, living room • study • studio • utility room • cloakroom • double glazing • off street parking • landscaped rear gardens • gas central heating • EPC Rating- C

34 Fen Road is a semi detached family home with versatile accommodation arranged over two floors with entrance hall with galleried landing and vaulted ceiling, cloakroom and utility which contains the Baxi central heating boiler. There is a main living room with open fireplace and French doors opening onto the south facing landscaped gardens, overlooking the river. The kitchen/dining room is fitted with a wide range of units. In addition there is a study which is interlinked with double doors leading to a studio, this offers potential for an additional bedroom if required. On the first floor there are three good size double bedrooms all with views of the river and a store room leading from bedroom 1 with the potential conversion to an en suite shower room. There is also a three piece family bathroom. Externally there is off street parking on a block paved driveway and a side gated access to a small front garden leading through via a covered paved side return to the rear garden which measures approximately 44ft x 15ft with a circular block paved patio area, raised deck and attractive summer house. There is an area of Astro turf leading to a full width raised bed.

Key Features
River views
Three double bedrooms
Flexible accommodation
Off street parking
Landscaped gardens
Gas central heating
Double glazed
Close to train station

Location
The property is situated in Fen Road and backs onto the river with views across Stourbridge Common. The City centre can be approached on foot or by bicycle via Stourbridge Common, Riverside, Midsummer Common and Jesus Green. There is a wide variety of local shopping in nearby Chesterton High Street with primary schooling locally and secondary schooling at Chesterton Community College. There is a footbridge leading to Stourbridge Common opposite the Green Dragon Public House. Cambridge North Railway station is approximately 0.3 miles distant.

GENERAL INFORMATION
Tenure - Freehold

SERVICES
All mains services are connected to the property

STATUTORY AUTHORITIES
Cambridge City Council
Cambridgeshire County Council

FIXTURES AND FITTINGS
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest

VIEWING
Strictly by appointment through the vendor’s sole agents
Redmayne Arnold and Harris

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ
These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.