



9 Acton Way, Cambridge CB4 3SD
Guide Price £550,000 Freehold



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A SUPERB EXTENDED DETACHED FAMILY HOME SITUATED IN A CUL DE SAC IN A POPULAR RESIDENTIAL LOCATION WITH THE BENEFIT OF AN ATTACHED ANNEXE AND DOUBLE GARAGE OFFERING EASY ACCESS TO CAMBRIDGE CITY CENTRE AND THE A14.

Porch • shower room • entrance hall • sitting room • dining room • fitted kitchen • conservatory
• three double bedrooms • family bathroom • annexe with shower room • enclosed garden with pedestrian access • tandem garage • double glazed • gas central heating •

9 Acton Way is a well presented and beautifully proportioned three bedroom detached family home offering light filled accommodation which is arranged over two floors. The property is entered via a glazed door via a spacious entrance hall with tiled shower room off and giving access to a double length sitting room with fireplace and wood burning stove. The house benefits from oak flooring throughout the ground floor including dining room which also offers access to a double glazed conservatory. The kitchen has been refitted with range of units and extensive oak working surfaces and range of built in appliances. There is annexe which is accessed off the kitchen which offers a lobby, three piece shower room and living space with range of windows giving an excellent degree of natural light. On the first floor there are three double bedrooms and a refitted family bathroom arranged around a bright spacious central landing which also gives access to the roof space. Externally there is parking to the front of the property along with a walled gravelled garden. To the rear the garden measures approximately 40' x 27' with gated side access, mainly walled, laid to lawn, outside tap and pedestrian access to a tandem garage measuring 36' x 9'4" with remote controlled up and over door. The property benefits further from gas fired central heating via a recently installed Weissman combination boiler.

KEY FEATURES

Three double bedrooms
Annexe
Detached tandem garage
Enclosed rear garden
Refitted kitchen
Attractive oak flooring

LOCATION

Acton Way, which is situated off Perse Way, is well placed for access to A14 and major commuter routes. There is local shopping on both Carlton Way and Histon Road with schooling for all age groups in the area including Chesterton Community College.

TENURE

Freehold

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ

FIXTURES AND FITTINGS

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

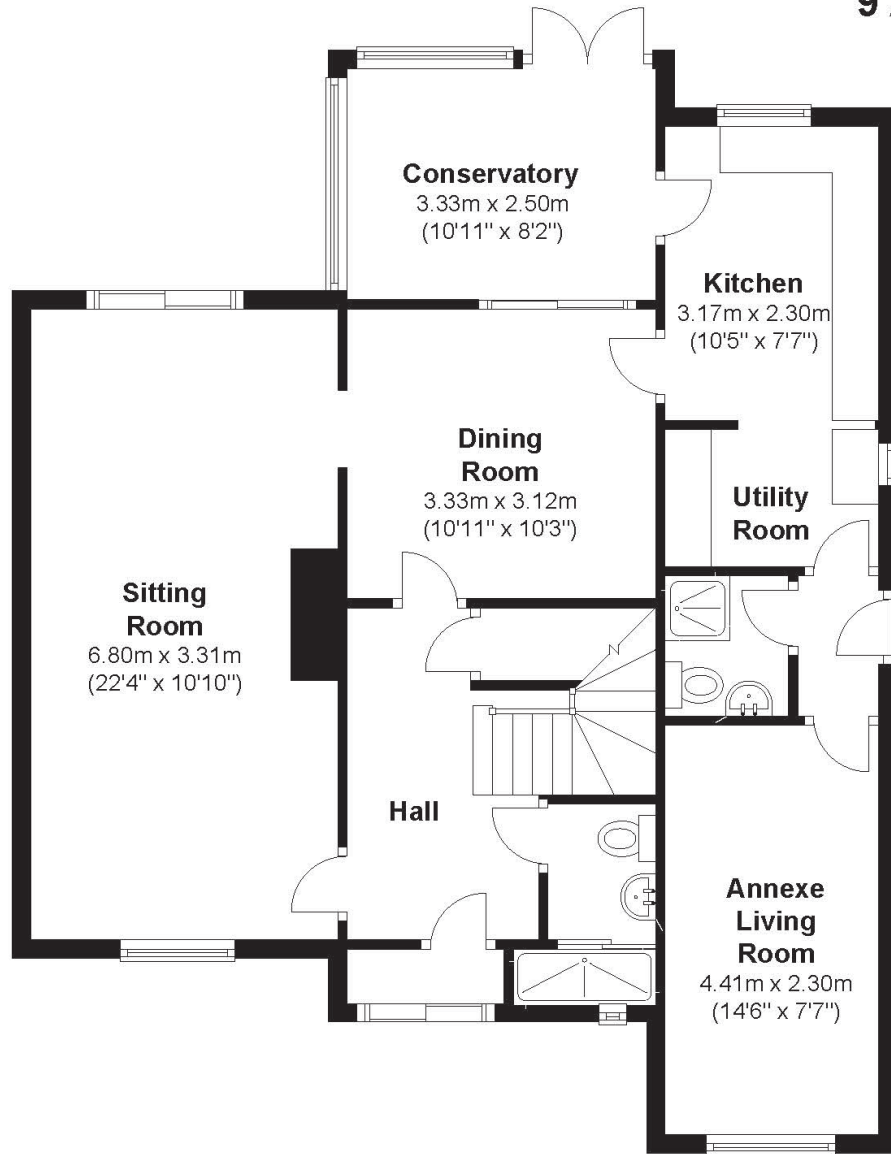
VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

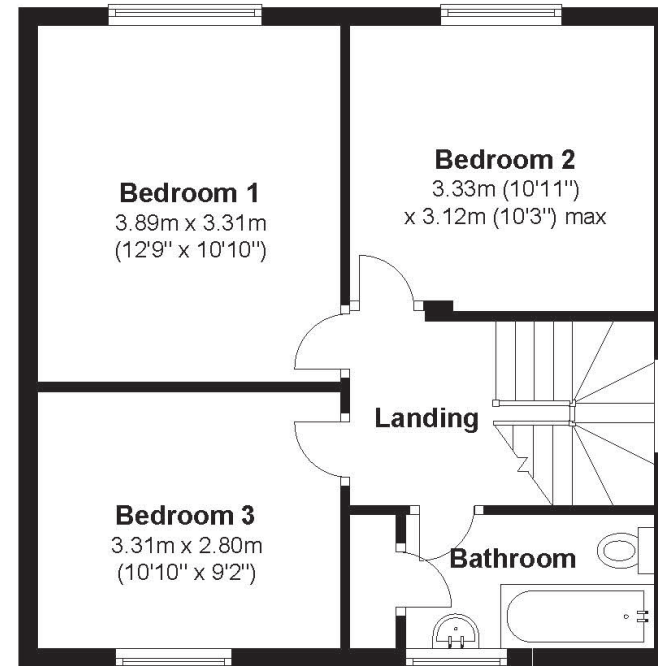


9 Acton Way, Cambridge

Ground Floor



First Floor



Approx. gross internal floor area 128 sqm (1375 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		63	75
		EU Directive 2002/91/EC	

