



## PEN CLOSE, CAMBRIDGE



**Guide Price: £495,000**

We are pleased to offer this extended and improved 3-bedroom property in a popular Cambridge location in Cherry Hinton. With three double bedrooms, home office, downstairs shower room, an extended kitchen and off-street parking.



## Features

- ✓ Extended Property
- ✓ Home Office
- ✓ Downstairs Shower Room
- ✓ Close to Amenities
- ✓ Off-Street Parking
- ✓ External Thermal Insulation

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## NEW LISTING

### *An Extended Family Home in a Popular Location*

We are pleased to offer this extended and improved 3 bedroom property in a popular Cambridge location in Cherry Hinton.

Features of the property includes 3 double bedrooms, home office, downstairs shower room, extended Kitchen and off road parking. The property also benefits from external thermal insulation.

Please note that this property is constructed with the Laing Easiform construction method.

#### Ground Floor

As you enter, on the left takes you through to the lounge:

Lounge: A bright and airy room with window to front aspect, internal doors leading to

Dining Room: Additional reception room with doors leading to the utility room with some good storage, further door leads to:

Shower Room: Good size cloakroom with WC, wash basin and walk in shower cubicle. Window to side aspect.

Kitchen: Extended part of the property, which offers a good size kitchen with a range of wall and base units, along with French doors leading to the rear garden.



## First Floor

Landing area with window to side aspect, doors leading to:

Bedroom 1: Good size principal bedroom with window to rear aspect.

Bedroom 3: Further double bedroom with window to front aspect.

Bathroom: Comprising bathtub, WC and wash basin. Window with obscure glass to the rear aspect.

Study: Separate home office/study room with window to front aspect.

## Second Floor

Bedroom 2: Fantastic attic conversion creating a great size additional double bedroom with feature roof lights.

## Outside

To the front of the property there is off-street parking for a couple of vehicles. To the right is a side gate that takes you through to the rear garden.

The rear garden is mainly laid to lawn, with some decorative raised beds, mature shrubs and sheds for storage.

The property is located on the doorstep of Cambridge City Centre but before even entering the City, the area offers plenty of attractions and local amenities including the beautiful Cherry Hinton Hall park, restaurants, pubs, high street shops and bakeries.

The city centre is a 15-minute cycle from the property and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into the city centre and it is a 10-minute cycle to the train station so handy for those looking to commute.

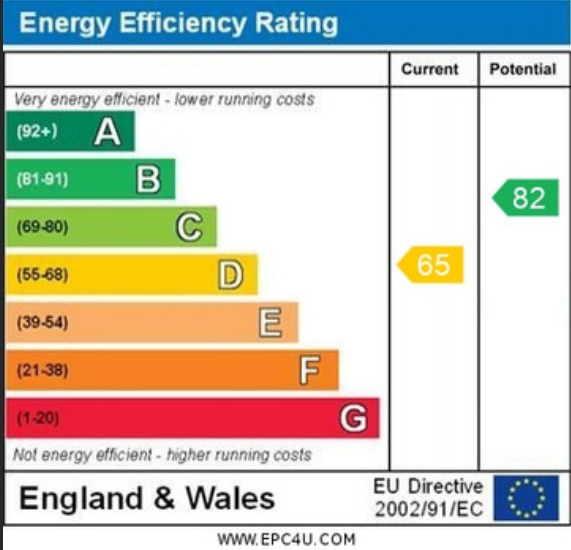
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation survey.





TOTAL SIZE: 1150.1 SQFT (APPROX)  
 TENURE: FREEHOLD  
 EPC BAND: D  
 COUNCIL TAX BAND: C  
 LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.







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