



Kendal Way, Cambridge
CB4 1LU

Pocock + Shaw

192 Kendal Way
Cambridge
Cambridgeshire
CB4 1LU

A very well presented and comprehensively refurbished 3 bedroom semi detached residence with a large southerly facing rear garden, well placed for Cambridge North railway station, the Science Parks and access into the city centre.

- Very well presented 3 bedroom semi detached
- Comprehensively updated and refurbished
- Refitted bathroom and cloakroom
- Refitted kitchen
- Many appealing features
- Solar panels and battery fitted
- 90FT (Approx) southerly facing rear garden
- Off street parking bay
- Must be viewed to be fully appreciated

Guide Price £500,000



This attractive and beautifully presented 3 bedroom semi detached residence has been lovingly and comprehensively improved and refurbished by the current vendor. Work relocation means that the property has come to the market and now offers an excellent opportunity for a buyer looking to secure a delightful home in a convenient and increasingly popular area of the city.

The extensive program of refurbishment works (since late 2020) include, new double glazing throughout, internal re-plaster of whole property, new bathroom and cloakroom, new fitted kitchen with integrated appliances, new gas combination boiler, full re-wire of property, off road parking space created, solar panels and battery fitted (vendor is happy to provide further information on these if requested) and new garden fence. The house was also repointed in traditional lime mortar in 2024.

Kendal Way is situated just off Green End Road and close to Chesterton High Street, just over two and a half miles from the City Centre. The property is well placed for access to Cambridge Science Parks, less than a ten minute cycle from Cambridge North Railway Station and is close the A14, which links with the major road networks. There is also the recent addition of a cycle lane throughout Chesterton and there is a regular bus service to Addenbrooke's and the City itself. There is pedestrian access via the towpath to the River Cam, Stourbridge Common and City Centre. Chesterton benefits from a wealth of local amenities and the property falls into the catchment of the "Good" Shirley Community Primary School & the "Good" North Cambridge Academy. Chesterton offers an excellent range of local facilities, including a good variety of shops.

GROUND FLOOR Part glazed entrance door to

ENTRANCE HALL with stairs to first floor, coat hooks, radiator, understair cupboard with Ideal gas combination central heating boiler and electric meter, exposed timber floorboards.

LIVING ROOM 12'8" x 11'10" (3.85 m x 3.61 m) double glazed bay window to front with fitted Plantation style

louvre window shutters, picture rail, fireplace aperture with exposed brickwork and stone hearth, built in shelf to side alcove, radiator, exposed timber floorboards.

DINING ROOM 11'2" x 10'6" (3.40 m x 3.20 m) double glazed patio doors to rear garden, exposed brickwork to one wall with fireplace aperture and oak beam detailing, radiator, exposed timber floorboards, opening onto the;

KITCHEN AREA 9'7" x 7'11" (2.92 m x 2.42 m) window to side, excellent range of fitted wall and base units with worksurfaces and upstands, integrated Bosch 4 ring gas hob with glass splash back, stainless steel chimney extractor hood above, electric AEG oven below, stainless steel sink unit and drainer with mixer tap, integrated washer/dryer and fridge/freezer, ceiling mounted spotlight units, small breakfast bar area adjacent to dining area, part-glazed door to;

REAR LOBBY part glazed door to rear garden, coat hooks, door to;

CLOAKROOM window to rear, corner wash handbasin with tiled splash back, WC, heated towel rail.

FIRST FLOOR

LANDING window to side, loft access hatch, built-in cupboard.

BEDROOM 1 11'9" x 11'6" (3.58 m x 3.50 m) window to rear with views to garden, picture rail, period feature fireplace, radiator, built-in wardrobes and drawer units to one wall.

BEDROOM 2 10'7" x 9'9" (3.23 m x 2.96 m) window to front, picture rail, radiator.

BEDROOM 3 8'0" x 7'7" (2.45 m x 2.32 m) window to front, picture rail, radiator.

BATHROOM window to rear 'P' shaped paneled bath with Aqua board surround, Grohe chrome shower unit and glass shower screen over, WC, Vanity wash handbasin, mirror (with inset lighting on automatic hand movement sensor) and glass shelf over, radiator,



heated towel rail, extractor fan, recessed ceiling spotlights.

OUTSIDE The property has a landscaped front garden which is part-screened by a mature evergreen hedge, an area has been covered by a weed suppressing membrane and provides an opportunity for any new owner to either hard landscape or turf, gravelled/paviour area providing hardstanding for 1 vehicle, path leading to secured side gate with 2 bike wheel anchors and external electric socket point.

REAR GARDEN (90ft approx)

The property enjoys a generous southerly facing rear garden with a gravelled seating area adjacent to the rear of the house leading onto a lawn with flower shrub borders and a vegetable growing area with soft-fruit frame, outside lighting, water tap, timber shed and two bike stands close to the rear side gate. The later part of the garden has been designed to attract wildlife with wildflower and seating area as well as a pond. Further small timber shed. The whole offering a sunny orientation and a good degree of privacy.

Services All mains services

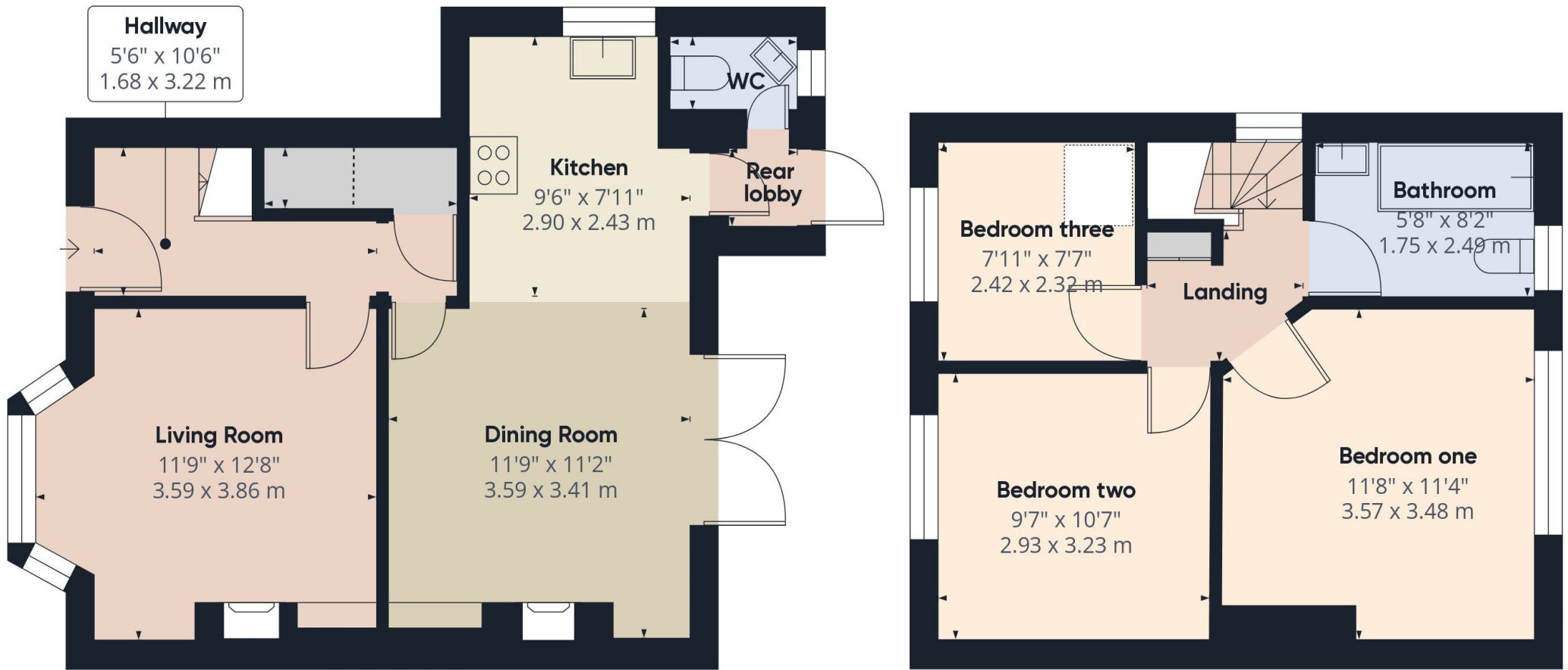
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

784.59 ft²

72.89 m²

Reduced headroom

7.05 ft²

0.66 m²

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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