



Woodhead Drive, Cambridge  
CB4 1YX

Pocock + Shaw

84 Woodhead Drive  
Cambridge  
Cambridgeshire  
CB4 1YX

A smart 3/4 bedroom townhouse built in 2009 offering well presented and light-filled accommodation arranged over three floors with the benefit of a garden and garage. The property is conveniently placed for access to Cambridge city centre, Science Park, Cambridge North Railway station and a wide range of local amenities on Milton Road.

- Three storey townhouse
- Versatile accommodation
- 3/4 bedrooms
- Garage and parking
- Offered with no onward chain
- Fenced garden with pedestrian access
- Gas fired central heating
- Double glazed windows

Guide Price £525,000



84 Woodhead drive is a smart three storey townhouse situated on a popular development just off Milton road. The property offers well presented and light filled accommodation arranged over three floors with three bedrooms and the option of a fourth bedroom or study on the ground floor. Externally, the rear garden is fenced and benefits from rear pedestrian access and there is an integral garage and parking. The property is situated just to the north of the city offering easy access to the A14, Cambridge North railway station, and the Science Park, with secondary schooling at Chesterton community college.

**Entrance Hall** Radiator, Stairs to the upper floors, Under stairs storage cupboard, Radiator, Door to the garage (17'8x8'6)

**Cloakroom** Wash basin with mixer tap, WC, radiator

**Bed 4/Study** 8'10" x 8'3" (2.69 m x 2.51 m) Double glazed door to the garden, Radiator

**Utility Room** 6'9" x 6'1" (2.06 m x 1.85 m) Sink with mixer tap, Double cupboard, Plumbing for the washing machine, Tiled splashbacks, Double glazed door to the garden,

**First Floor Landing** Stairs to the second floor, radiator

**Kitchen/Dining room** 15'11" x 10'5" (4.85 m x 3.17 m) Range of fitted wall and base units with extensive working surfaces and inset 4 ring gas hob cooker hood and electric oven, plumbing for a dishwasher, sink with mixer tap, space for fridge freezer, two double glazed windows to the rear, Cupboard containing Potterton central heating boiler, radiator

**Living Room** 17'4" x 15'11" (5.28 m x 4.85 m) Double glazed French doors to the front with Juliet retaining rail, double glazed window to the front, 2 radiators

**Second Floor Landing** Access to loft, Airing cupboard with pressurised hot water cylinder and shelving, radiator

**Bedroom 1** 10'5" x 10'2" (3.17 m x 3.10 m) Double glazed window to rear, wardrobe with sliding doors, radiator

**En Suite** WC, Pedestal basin, tiled shower enclosure, Radiator, double glazed window to the rear

**Bedroom 2** 10'5" x 9'1" (3.17 m x 2.77 m) Double glazed window to the front, radiator, built in double wardrobe with sliding doors

**Bedroom 3** 10'5" x 6'6" (3.17 m x 1.98 m) Double glazed window to the front, radiator

**Bathroom** Pedestal hand basin, WC, panel bath with tiled surround and mixer tap with shower attachment, radiator and extractor

**Outside** There is parking for one car on a driveway leading to the garage, two storage cupboards to either side of the porch.

The rear, low maintenance, garden is fenced with inset gated access, patio leading to the lawn and extending to 31ft

**Tenure** The property is Freehold. There is an estate management fee of around £150 per annum.

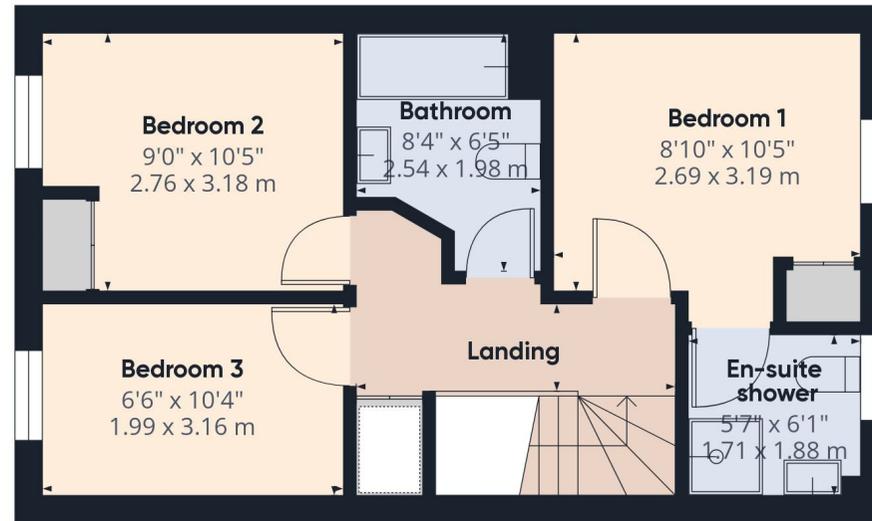
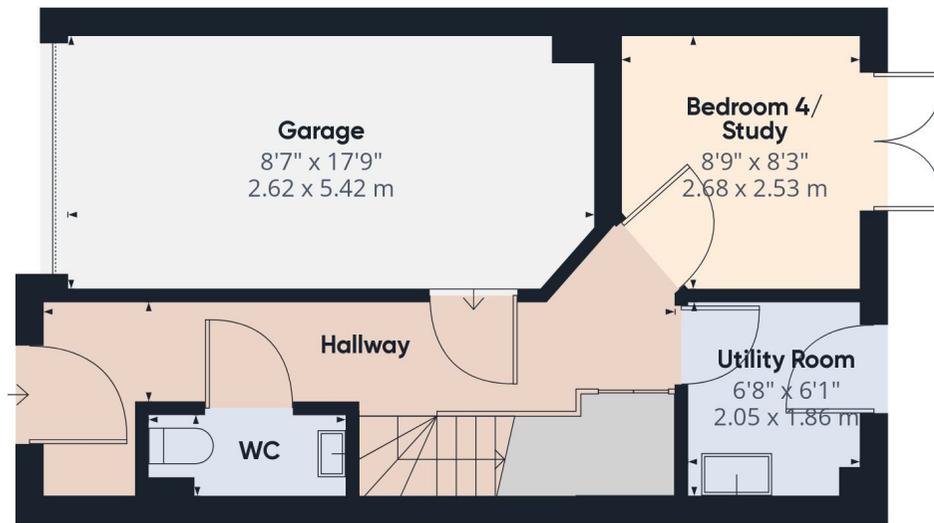
**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





**Approximate total area**

1195.87 ft<sup>2</sup>

111.1 m<sup>2</sup>

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. (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

**Pocock + Shaw**