



Mill End Road, Cambridge  
CB1 9JW

**Pocock + Shaw**



69 Mill End Road  
Cambridge  
Cambridge  
CB1 9JW

An immaculately presented and spacious detached four bedroom bungalow just to the east of the City in Cherry Hinton. Set on a corner plot with ample parking and a lovely mature westerly facing rear garden.

- Reception hall
- Impressive kitchen / dining room
- Sitting room
- Four bedrooms
- En-suite shower to master bedroom
- Family bathroom
- Landscaped rear garden
- Ample off road parking to block paved frontage

Offers in region of £675,000





A superbly presented detached four bedroom bungalow located just off the High Street in Cherry Hinton. With a range of shops and highly regarded primary school just a short walk away. The City centre and mainline railway station are just over two miles away and there is a regular bus service to Addenbrooke's Hospital. Set on a corner plot, the bungalow is immaculate through out, and an early viewing is strongly advised.

#### **Sealed unit double glazed entrance door to:**

**Reception hall** Single built in cloaks hanging cupboard. Radiator, ceramic tiled flooring and access to loft space. Single built in airing cupboard with hot water cylinder and immersion heater.

**Sitting room** 18'0" x 11'11" (5.49 m x 3.63 m) A lovely well appointed room, with large panoramic sliding double patio doors and glazed side panels opening to the rear deck. Wood effect flooring, feature fire place with ornamental surround and mantle. Coved cornice and double radiator. Opening to:

**Kitchen dining/ family room** Superbly fitted range of units and contrasting work surface, inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap. Single base unit and integrated dish washed. Continuation of work surface with inset four burner stainless steel gas hob, two stainless steel ovens beneath. Part ceramic tiled splashback and matching range of wall mounted cupboards with stainless steel canopy extractor fan. Recessed spotlights to the ceiling, window to the front and ceramic tiling to the floor. Dining area with double patio doors opening to the rear garden, double radiator.

**Bedroom one** 11'9" x 9'7" (3.58 m x 2.92 m) Window to the rear, radiator, fitted floor to ceiling triple wardrobe with mirrored doors.

**En-suite shower room** Refitted white suite with vanity wash basin and double drawer beneath, corner shower cubicle and close coupled WC, part ceramic tiled splashback, heated towel rail/ radiator. Recessed spotlights to ceiling.

**Bedroom two** 11'11" x 11'11" (3.63 m x 3.63 m) Radiator, window to the front. Wood effect flooring and coved cornice.

**Bedroom three** 11'11" x 10'1" (3.63 m x 3.07 m) Radiator, two windows to the side. Wood effect flooring and coved cornice.

**Bedroom four** 8'8" x 7'8" (2.66 m x 2.36 m) Radiator, window to the side and coved cornice.

**Bathroom** A refitted suite with vanity wash basin, double drawers beneath, close coupled WC, and bath with fitted mixer tap and shower above. Part ceramic tiling to the walls. Obscure glazed window to the side. Heated towel rail/radiator.

#### **Outside**

**Front garden** There is a large block paved forecourt area providing ample off road parking. Mature shrub borders to the front and side. Gated pedestrian access to the rear garden.

**Rear garden** A lovely well tended and landscaped garden westerly facing, with timber decked patio area, lawn and well stocked flower and shrub borders. Paved pathway to covered side passage. Timber shed.

**Services** All mains services are connected.

**Tenure** Freehold

**Viewing** By prior appointment with Pocock and Shaw

**Council Tax** Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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