



BOSWORTH ROAD,  
CAMBRIDGE



## Guide Price: £725,000

This is a versatile, extended and improved 3/4 bedroom detached property in a great position close to Cherry Hinton Hall and conveniently placed for central Cambridge, railway station and the Addenbrookes site.



## Features

- ✓ Open Plan Kitchen
- ✓ Great Location
- ✓ Bedroom 4/Games Room with mezzanine
- ✓ Quiet Cul-de-sac
- ✓ Off-Street Parking
- ✓ Close to Amenities

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We are pleased to offer this versatile 3/4-bedroom detached property in a great location close to central Cambridge. This extended and improved property benefits from having a great family kitchen and downstairs games room/bedroom 4 with mezzanine and a purpose-built garden office. Bosworth Road is just off Cherry Hinton Road, in close proximity to popular schools in this area.

#### Ground Floor

Attractive entrance porch. As you enter, on the left takes you through to:

Lounge: 12'4 x 13'1 (3.76m x 3.99m) Great family room with bay window to front aspect, with another window to the side, reclaimed maple hardwood flooring.

Cloakroom: WC, with wash basin, heated towel rail.

As you continue, door into the:

Kitchen/Dining Room: 15'9 max x 16' (4.80m x 4.87m) Fabulous kitchen with a good range of wall and base units, solid quartz worksurfaces, Rangemaster cooker, with dining area on one side and French doors into the garden. Part vaulted ceiling with integral spotlights and full-length windows make this a bright and airy room, door on the left leading to:

Study: 9'10 x 7'10 (3.00m x 2.40m) Home office with inbuilt solid wooden shelving with window to the rear aspect.

On the right of the kitchen, another opening into a utility area, with a further door taking you into Bedroom 4/ Games Room.

Bedroom 4/Games Room: 11' x 8'3 (3.35m x 2.52m) Great additional space with window over-looking the rear garden, wooden staircase that takes you to a mezzanine area creating a hidden snug.

## First Floor

Feature window midway on landing. Airing Cupboard.

Bedroom 1: 10'3 x 9'5 (3.14m x 2.88m) Principal bedroom with window to front aspect, built in wardrobes, door leading to ensuite shower room.

Ensuite: WC, wash basin, shower cubicle, heated towel rail, window to side aspect.

Bedroom 2: 10'3 x 7'9 (3.13m x 2.35m) window to rear aspect, internal storage.

Bedroom 3: 6'11 x 8'7 (2.11m x 2.61m) window to rear aspect.

Family Bathroom: Bath with shower over, WC, wash basin, heated towel rail with window to rear aspect.

The property benefits from gas central heating throughout, double glazed windows and with the addition of Solar panels.

## Outside

To the front of the property is off-street parking, with a selection of mature shrubs. To the left of the property is a side entrance with decorative fencing that takes you through to the back, with bike/storage shed.

The rear garden is mainly laid to lawn, with patio area, external lighting, power sockets and a recently installed purpose-built garden office/gym measuring 7'9 x 11' (2.36m x 3.35m).

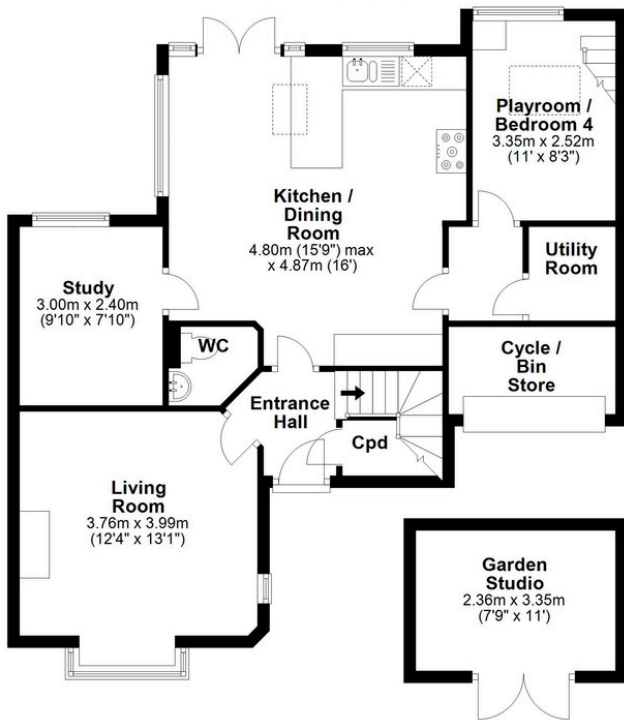
The property is located on the doorstep of Cambridge City Centre but before even entering the City, the area offers plenty of attractions and local amenities including the beautiful Cherry Hinton Hall park, restaurants, pubs, high street shops and bakeries.

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.

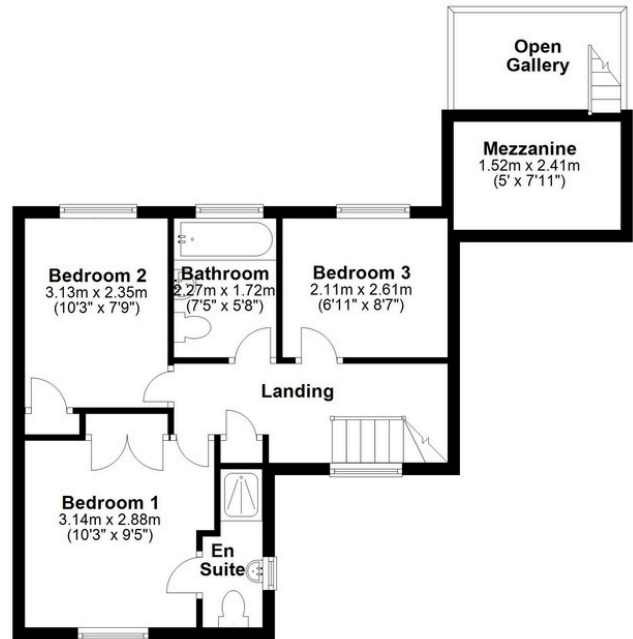
### Ground Floor

Main area: approx. 68.0 sq. metres (732.1 sq. feet)  
 Plus garages, approx. 4.1 sq. metres (44.2 sq. feet)  
 Plus outbuildings, approx. 7.9 sq. metres (85.0 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Main area: Approx. 110.7 sq. metres (1191.9 sq. feet)  
 Plus garages, approx. 4.1 sq. metres (44.2 sq. feet)  
 Plus outbuildings, approx. 7.9 sq. metres (85.0 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**TOTAL SIZE: 1191.9 SQFT (APPROX)**  
**TENURE: FREEHOLD**  
**EPC BAND: C**  
**COUNCIL TAX BAND: E**  
**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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