



1 Conway Close  
Cambridge, CB1 9LY

Guide price **£450,000**



# 1 Conway Close

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- No onward chain
- South-facing garden
- Purpose-built workshop
- 906 sqft / 84 sqm

A bright and well cared for home with driveway parking and a south-facing rear garden, situated close to ARM, Addenbrooke's and a short walk from Cherry Hinton's High Street. No onward chain.

This light 1960's end-of-terraced house enjoys a quiet, near central location, just a few minute's walk from Cherry Hinton's bustling High Street with its range of amenities. On the ground floor is an open-plan living / dining room, benefitting from southerly aspects and double doors to the garden. The kitchen has a modern range of units and various integrated appliances, complemented by attractive tiling, worktops and flooring. There is understairs storage and a cloakroom W.C just off from the entrance hall.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles. The bathroom has been fitted with a white suite and includes a heated towel rail. A window above the stairwell provides additional light to the first-floor.

Outside the house is set back behind a private driveway with parking for up to 2 vehicles. A side gate leads to the south-facing





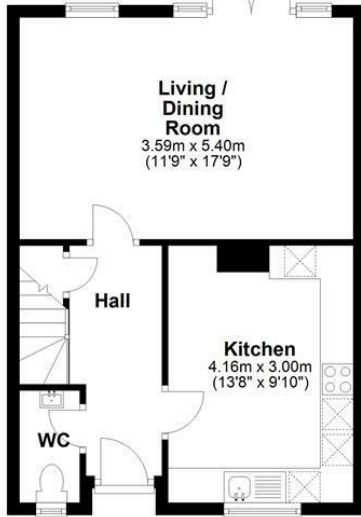
garden which has been paved for ease of maintenance and is well suited to alfresco dining during the warmer months. There is a useful workshop, the whole is enclosed by fencing.

Cherry Hinton is a sought-after village, conveniently situated within the City boundary and incredibly well served by a High Street with a range of shops, pubs, restaurants and takeaways, plus sport & leisure facilities. There are two primary schools which feed into Netherhall secondary school.

The area is popular thanks to its easy access to Addenbrooke's, Cambridge Station (2 miles) and the City Centre. Cherry Hinton has excellent bus links and cycle paths into Cambridge, and is also a short distance from the A14/A11 road networks.

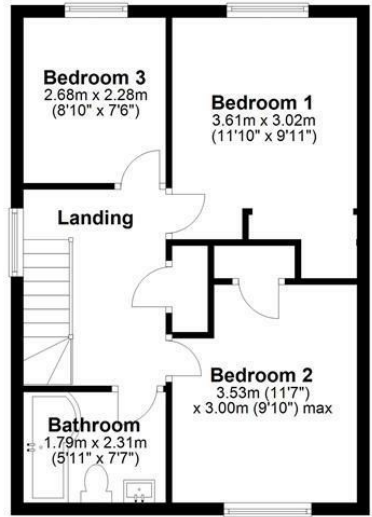


**Ground Floor**  
Main area: approx. 41.8 sq. metres (449.6 sq. feet)  
Plus workshop: approx. 10.1 sq. metres (109.0 sq. feet)

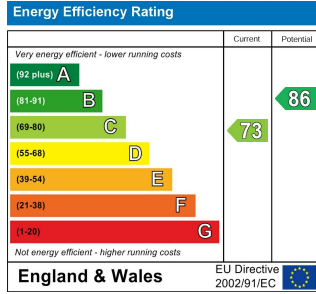


Main area: Approx. 84.2 sq. metres (906.6 sq. feet)  
Plus workshop, approx. 10.1 sq. metres (109.0 sq. feet)

**First Floor**  
Approx. 42.5 sq. metres (457.0 sq. feet)



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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