



48 High Street
Cambridge, CB1 9AS

Guide price £675,000

SHEPPARD WAY
LEADING TO
WHITGIFT ROAD



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- 5 bed, 2 bath, 2 recep
- Scope to add further bathrooms / reception areas
- South-West Facing Garden
- Air conditioning & Air Source Heat Pump
- 2028 sqft / 188 sqm

Extended family home with air conditioning, studio, garden & ample parking, on the edge of the Cambridge East/Marleigh growth area, offering excellent transport links to the City.

This bright family home offers multi-functional zoned living space with LVT flooring, air-conditioning & superb energy efficiency. The living space is light and airy, with a nice flow for families and entertaining, though could quite easily be partitioned into multiple reception rooms.

The kitchen/breakfast room has comprehensive units, breakfast bar & integrated Bosch appliances, including a wine fridge. The ground floor is completed by a brand new shower room and adjoining utility room. The entire ground floor benefits from zonal underfloor heating. The space available truly offers a wealth of versatility to suit individual purchasers' needs.

Upstairs the accommodation is arranged over 2 floors, with 5 bedrooms & a beautiful family bathroom with separate bath & a walk-in shower. Bedroom 1 has a dressing area, which could be converted into an en suite facility, coupled with sliding mirrored wardrobes & a Juliet Balcony.

The property is within walking/cycling distance to Marleigh Market Square (Co-op, Salento), new primary





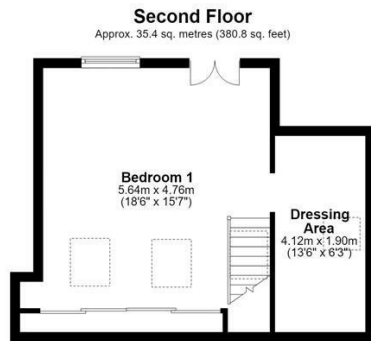
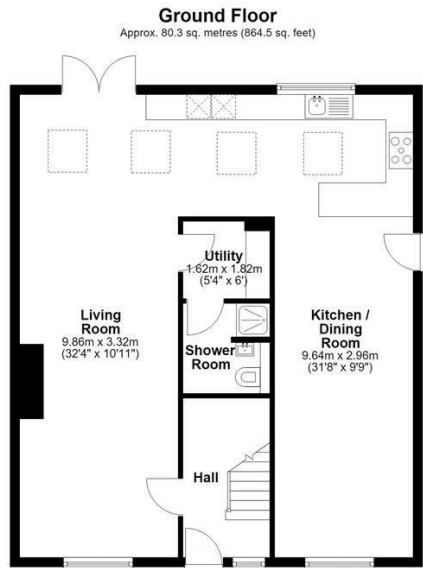
academy & Springstead development, including plans for a future secondary school.

Nearby amenities include a major Travel Hub (1,800 spaces) with high frequency bus links to City & rail stations.

Teversham Green Corridor & cycle paths offer direct links to the city. Proposed developments: Fenleigh Farm shop/cafe & dedicated busway to the City centre, providing one of the quickest routes to Biomedical Campus.

Teversham CofE Primary has a "Good" Ofsted rating, & falls within catchment to Bottisham Village College. The house is close to Addenbrookes Hospital, ARM & the Biomedical Campus.

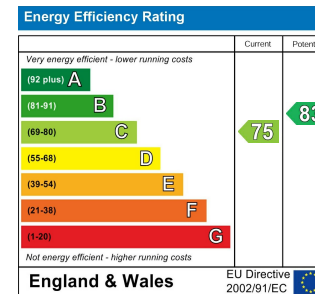




Total area: approx. 188.4 sq. metres (2028.3 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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