



Long Reach Road, Cambridge
CB4 1UH

Pocock+Shaw

32 Long Reach Road
Cambridge
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An extended 3 bedroom semi- detached residence with a delightful garden in this highly sought after city location and within easy walking distance of the Cambridge North Railway Station and Science Park.

- Extended 3 bedroom semi detached house
- Sitting room and dining room
- Recently refurbished conservatory with guarantee
- Cloakroom and porch
- Modern first floor bathroom re-fitted in 2019
- New gas central heating system and boiler fitted in 2019
- New carpets fitted May 2023 to two of the bedrooms
- Ample driveway parking
- Delightful rear garden
- No upward chain

Guide Price £525,000



Long Reach Road is a quiet road situated off Fen Road, less than 2 miles north east of the city centre and very close to the River where there are attractive walks and easy access cycle and foot paths over Stourbridge and Midsummer Commons to the centre of Cambridge. There are local amenities within the area and the property is well placed for the nearby Science/Business Parks as well as the A14. Cambridge North railway station with direct trains to London, the guided busway and local bus services are all a short walk away (4 minute cycle ride to the train station and about a 7 minute walk)

The property has been extended and provides a spacious and well-proportioned family house with many appealing features. There is a driveway to the front providing parking for 2 vehicles and a decent sized easterly facing garden to the rear

Ground Floor

Recessed porch with upvc part glazed door and side panel to

Entrance Porch small roof void access hatch, radiator, glazed door to living room (see later) and door to

Cloakroom with window to side, fully tiled walls, WC, vanity wash handbasin, radiator.

Sitting room 19'9" x 12'0" (6.01 m x 3.66 m) with window to front, fireplace with marble slips, gas coal effect fire (serviced August 2023) and marble hearth, stairs to first floor, 2 radiators, glazed doors to kitchen (see later) and glazed double doors to

Dining room 10'5" x 8'10" (3.18 m x 2.68 m) with double glazed sliding patio doors to conservatory, radiator, glazed door to kitchen.

Conservatory 16'7" x 8'10" (5.06 m x 2.68 m) recently updated with all side panels and glazing being replaced in 2023 (new roof in 2015). The conservatory has a guarantee of 9 years remaining. Power points and wall light points.

Kitchen 10'6" x 10'1" (3.20 m x 3.07 m) with window to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer tap, built in Diplomat electric oven, Creda electric hob with extractor hood over, under unit and pelmet downlighting, space for washing machine, space for under counter fridge, glazed door to

Side lobby with glazed door to garage, door to built in cupboard.

First Floor

Landing with loft access hatch, built in linen cupboard with slatted wood shelving and radiator.

Bedroom 1 12'2" x 11'8" (3.72 m x 3.56 m) with window to front, radiator, double doors to built in wardrobe cupboard with hanging rail and shelving.

Bedroom 2 11'8" x 8'9" (3.55 m x 2.66 m) with window to rear with views to garden, radiator, mirror fronted sliding doors to built in wardrobe to one wall with clothes hanging rail and shelving.

Bedroom 3 8'0" x 7'9" (2.43 m x 2.35 m) with window to front, radiator, built in wardrobe cupboard with clothes hanging rail and shelving.

Bathroom with window to side and window to rear, 'P' shaped bath with curved glass shower screen and Aqualisa shower over, stylish vanity wash handbasin with mixer tap and mirror over, vertically mounted radiator with towel rail, WC, fully tiled walls, recessed ceiling spotlights.

Outside Brick paviour driveway to front with flower and shrub borders. Attached garage (see later)

Well tended easterly facing rear garden 14m x 9.5m approx with paved patio area leading onto a shaped lawn with attractively planted flower and shrub borders. Greenhouse, outside tap and timber shed.



Garage 28'10" x 9'1" (8.78 m x 2.78 m) with aluminium up and over door to front, window and upvc glazed door to rear, wall mounted Vaillant gas combination boiler, gas and electric meters, power and lighting. This space offers the opportunity to divide the garage and create a utility area if desired. A new three layer flat roof was fitted above the garage in 2019

Services All mains services.

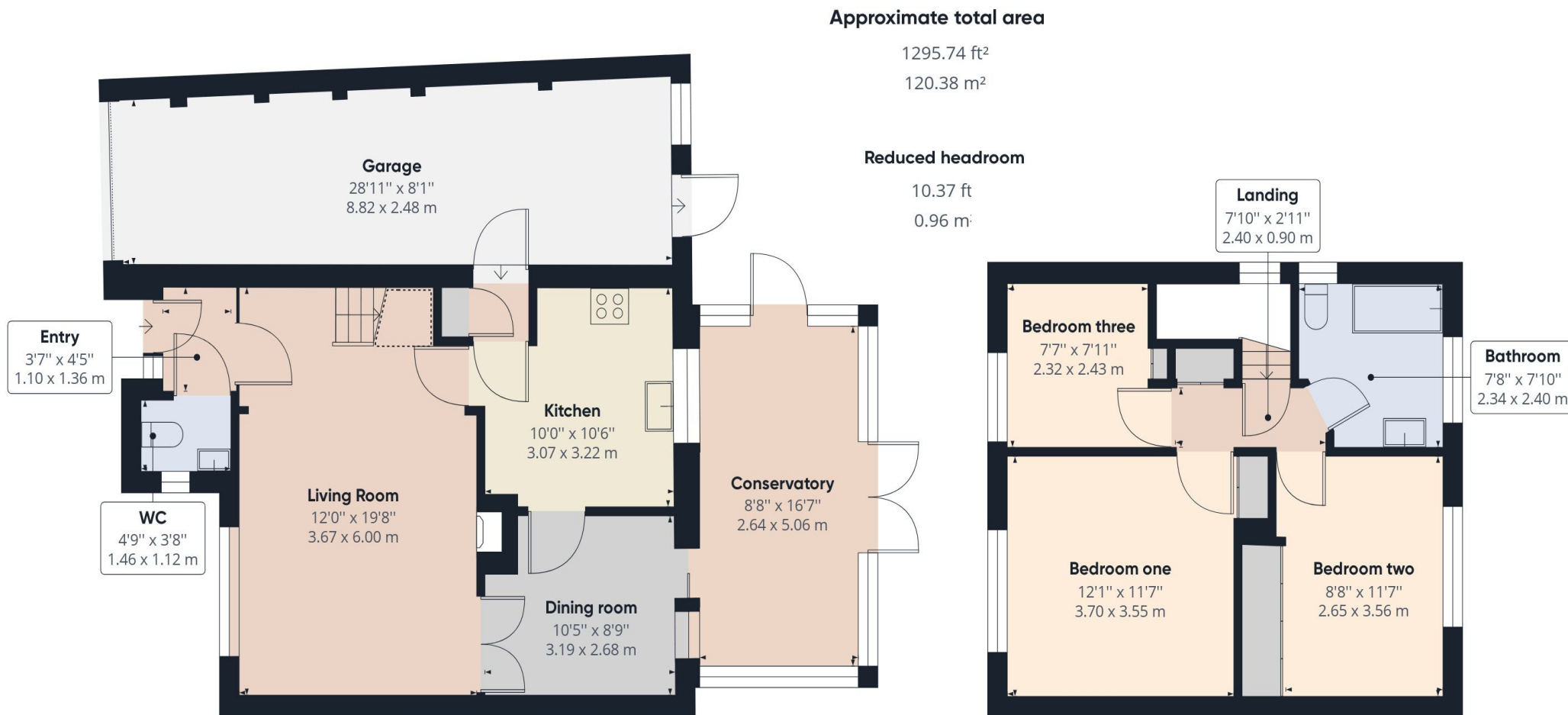
Tenure The property is Freehold.

Council Tax Band D

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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