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## **ACTON WAY, CAMBRIDGE, CB4 3SD**

- Cambridge North Rail Station - approx. 1.9 miles
- Cambridge Rail Station - approx. 2.3 miles
- Waterbeach Rail Station - approx. 4.4 miles
- Shelford (Cambs) Rail Station - approx. 5.3 miles

North Cambridge location · 3 Double bedrooms · 2 Reception rooms · Driveway parking · Excellent access to Science Park & City Centre · Local amenities close by · EPC rating D

### **DESCRIPTION**

Boasting three spacious double bedrooms and two reception rooms, this property offers a comfortable and inviting living space.

Upon entry, you are greeted by an entrance lobby leading to a generously sized living room with patio doors and a separate dining area. Next to the kitchen is a convenient downstairs cloakroom.

There is a sizeable loft for storage and potential conversion.

Moving to the upper floor, you will find the primary bedroom featuring built-in wardrobes, along with two additional double bedrooms and a family bathroom complete with a shower over the bath.

### **OUTSIDE**

The outdoor space comprises a good-size south facing garden including both lawned and patio areas, summer house and the added bonus of a studio situated at the rear of the property, equipped with its own WC and shower facilities. The property also includes driveway parking for convenience.

**LOCATED IN THE HEART OF CENTRAL CAMBRIDGE, THIS WELL-MAINTAINED, THREE-BEDROOM SEMI-DETACHED HOME WITH POTENTIAL TO EXTEND STPP IS NOW AVAILABLE FOR SALE.**



## LOCATION

Conveniently positioned, the home offers excellent access to both the City Centre and Science Parks, making it an ideal choice for those seeking accessibility to key areas. Proximity to excellent primary schools, and in catchment for Chesterton Community College (Ofsted Outstanding). Furthermore, local amenities are within close reach, enhancing the overall convenience and practicality of this property.

Acton Way is situated north of the city off Perse Way. It is an increasingly popular location due in part to the nearby positioning of the guided bus, Cambridge Science Park, and the north city train station. It is also positioned near to stops for the Citil bus service and the A14 commuter road, itself providing access to the M11 and the A11. A few minutes' walk from the property is a parade of shops including a takeaway and a neighbourhood convenience store. Cambridge Regional College is a little further away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

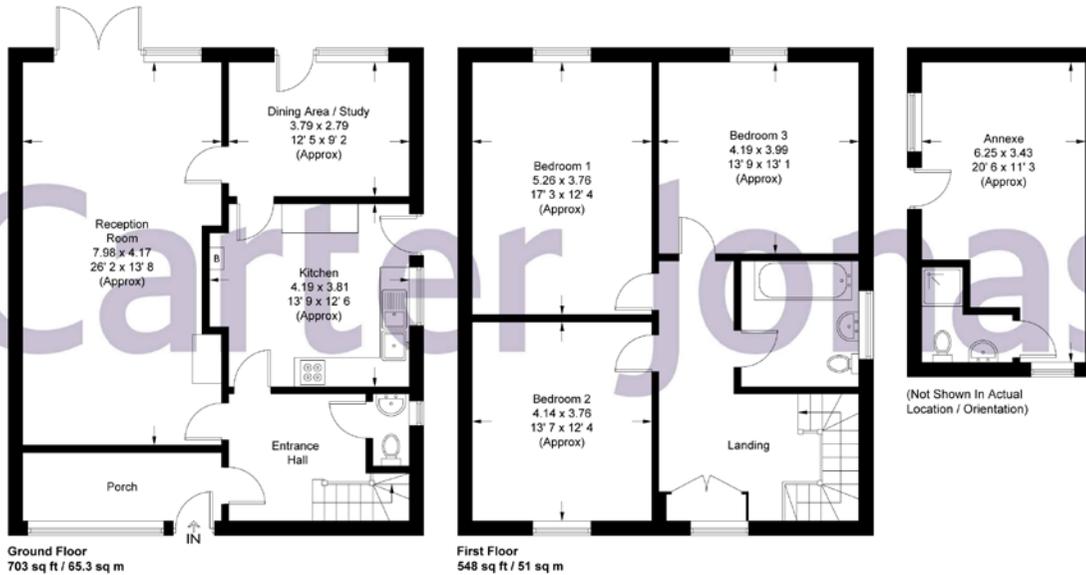
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by telephone appointment with the selling agents Carter Jonas 01223 403330



## Acton Way

Approximate Gross Internal Area = 1251 sq ft / 116.3 sq m  
 Annexe = 232 sq ft / 21.5 sq m  
 Total = 1483 sq ft / 137.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		88
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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### IMPORTANT INFORMATION

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