

Green Park, Cambridge
CB4 1SX

Pocock + Shaw

39 Green Park
Cambridge
Cambridgeshire
CB4 1SX

A 3 bedroom terraced house conveniently located to the north of the city with easy access to the Science Park, Railway Station, M11/A14

- 3 bedroom house
- First floor bathroom
- Kitchen/Dining Room with under floor heating
- Living Room
- Gas central heating
- Off street parking
- Sunny rear garden
- No upward chain

Guide Price £435,000









A 3 bedroom terraced house conveniently located to the north of the city with easy access to the Science Park, Railway Station, M11/A14

Green Park is off Green End Road close to its junction with Milton Road. It is about 2 miles north of the city centre and the location is particularly convenient for the nearby Science/Business Parks, Cambridge Regional College and the A14 and M11. Cambridge North rail station is also within walking distance.

Built in the 1950s, this mid terraced house extends over the passageway to provide spacious and well proportioned accommodation. Of particular note is the open plan kitchen/dining room with access to the landscaped rear garden. There are good sized bedrooms and a contemporary styled modern bathroom. There is driveway parking for 1-2 vehicles and an attractive rear garden with useful brick built store sheds.

AGENTS NOTE; The property is currently tenanted and the agreement in place is that they will be allowed to remain in the property until the May 2027

In detail, the accommodation comprises;

Ground Floor

Storm porch with part glazed door to

Reception hall with stairs to first floor, radiator, under stairs recess with coathooks.

Kitchen/dining room 19'1" x 10'7" (5.82 m x 3.23 m) open plan room comprising:-

Dining area 10'7" x 10'0" (3.23 m x 3.05 m) with upvc double glazed doors to rear garden, radiator, ceramic tiled flooring, archway to

Kitchen area 10'7" x 8'8" (3.23 m x 2.64 m) refitted in 2025 with upvc double glazed window, ceramic tiled flooring, good range of fitted wall and base units with tiled splashbacks, sink unit and drainer with mixer taps, space and plumbing for washing machine and dishwasher, built in four ring gas hob with extractor hood over, electric oven below, underfloor heating, radiator.

Living room 12'5" x 12'2" (3.78 m x 3.71 m) with upvc double glazed window to front, radiator, picture rail, chimney breast with attractive stone surround and display shelf.

First Floor

Landing with loft access hatch, airing cupboard with Worcester gas combination boiler (installed 2025) and slatted wood shelving.

Bedroom 1 12'2" x 11'1" (3.71 m x 3.38 m) with two double glazed upvc windows to front, chimney breast with attractive tiled period fireplace, radiator, picture rail, door to built in wardrobe cupboard, pine floorboards.

Bedroom 2 13'5" x 9'5" (4.09 m x 2.87 m) with upvc double glazed window to rear with views to the garden, radiator, picture rail, stripped pine door to built in wardrobe cupboard, pine floorboards.

Bedroom 3 9'11" x 8'11" (3.02 m x 2.72 m) with upvc double glazed window to front, picture rail, radiator, built in over stair cupboard

Bathroom comprising panelled bath with glass folding screen and Mira T80 electric shower over, fully tiled surround, square vanity wash handbasin with mixer taps, tiled splashbacks and adjacent display shelf, wc with concealed cistern, heated towel rail, extractor fan, recessed ceiling spotlights.

Outside Front garden area with driveway parking for 1-2 vehicles and attractive beech retaining hedge. A shared passageway (with no 37) leads to a good sized and well tended rear garden 45ft approx, with paved patio area adjacent to the rear of the house and an outside tap. The lawn has well planted borders and a further corner paved area,arbor, bamboo and ornamental grasses. A brick outbuilding provides 3 storage spaces the largest measuring 8'7 x 6'1 with window to side, power and lighting.







Services All mains services

Tenure The property is Freehold

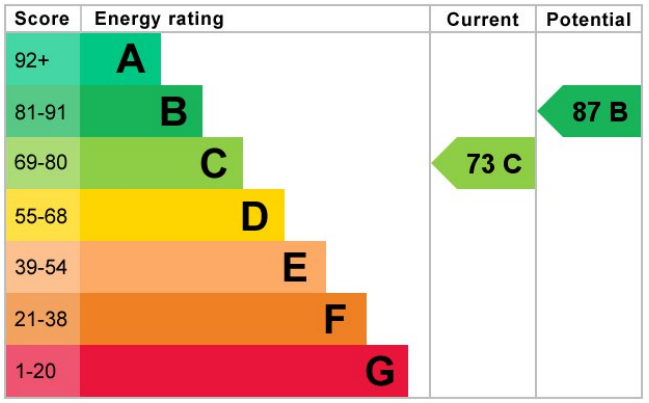
Council Tax Band C

Viewing By arrangement with Pocock & Shaw









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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