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## QUEEN EDITHS WAY, CAMBRIDGE, CB1 8NJ

- Cambridge Rail Station (CBG) – approx. 1.5 miles
- Great Shelford Rail Station – approx. 2.5 miles
- Cambridge Rail Station (Cambridge North) – approx. 3 miles
- Whittlesford Rail Station – approx. 5.4 miles

3 Bedroom detached house • 2 Bathrooms • 2 Reception rooms • Large garden • Driveway • Garage • Potential for expansion STPP • Ideal location for schooling • EPC rating C

### DESCRIPTION

The home features a stunning garden and is situated in a south city location, just three-quarters of a mile from Addenbrookes Hospital and the Biomedical Campus.

The property includes a spacious 'L' shaped dual aspect sitting room with a large bay window to the rear aspect and a feature open fireplace, providing a warm and welcoming atmosphere. The bright dining room offers a woodblock floor and a bay window to the front aspect, creating a vibrant and inviting space for entertaining. An excellent kitchen/breakfast room awaits, equipped with a full range of base and wall cabinets, along with an integrated Neff double oven and 4-ring gas hob complete with an extractor hood. The practical and stylish design caters to modern living needs.

The home comprises 3 double bedrooms and 2 bath/shower rooms, one of which is en-suite, providing ample space for family living.

**CARTER JONAS ARE DELIGHTED TO OFFER THIS THREE-BEDROOM HOME FOR SALE, WITH IMMENSE POTENTIAL FOR EXPANSION SUBJECT TO OBTAINING PLANNING PERMISSION, BOASTS A SPACIOUS AND VERSATILE LAYOUT.**



## OUTSIDE

Completing the package is an integrated garage with ample off-street parking, providing both security and convenience for vehicle storage. Furthermore, the property enjoys a large garden, offering a serene outdoor space for relaxation and leisure.

## LOCATION

Education options are abundant in the area, with a variety of state and independent schools in proximity, including The Perse (boys), Queen Edith Community Primary School, and Netherhall Secondary School/Sixth Form College. Additionally, sixth form colleges are available in Long Road and Hills Road, with the latter consistently ranking at the top of the Performance Leagues over several years.

The sought-after Queen Ediths Way location provides excellent connectivity, being in close reach of key amenities. It offers easy access to the Addenbrookes Hospital/Biomedical Campus, a hub slated to become one of the world's most significant centers for health, science, and medical research. Nearby shopping conveniences can be found in the charming village of Cherry Hinton, approximately 0.75 miles away. Additionally, a variety of leisure and sporting facilities, including the nearby Hills Road Sports Centre, are within walking or cycling distance, enhancing the area's recreational appeal.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

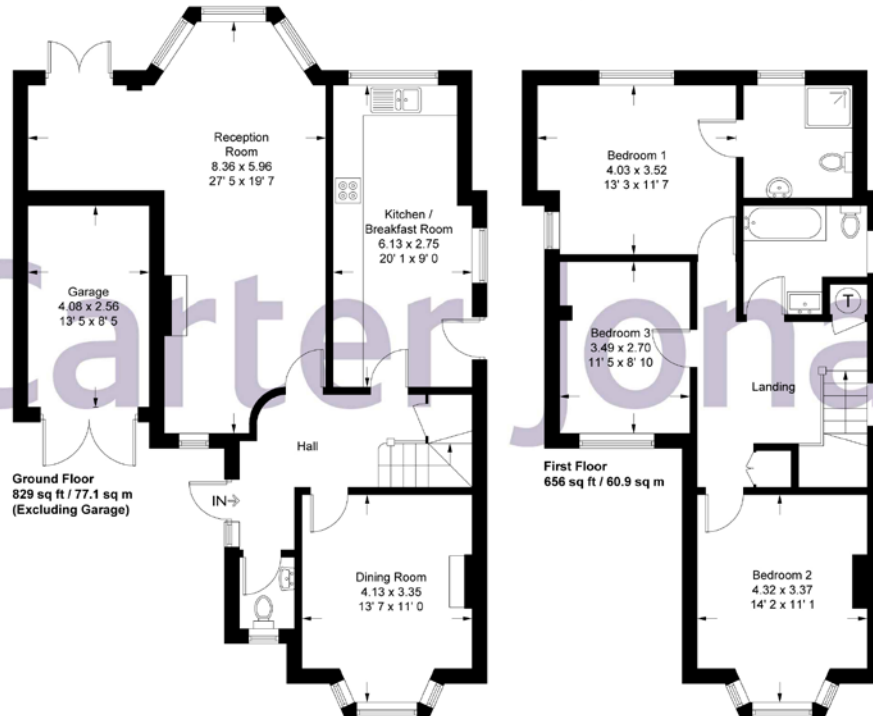
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330



## Queen Ediths Way

Approximate Gross Internal Area = 1485 sq ft / 138 sq m  
Garage = 112 sq ft / 10.4 sq m  
Total = 1597 sq ft / 148.4 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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