



**12 CHANCELLORS WALK**  
Cambridge

**Carter Jonas**

## 12 CHANCELLORS WALK, CAMBRIDGE, CB4 3JG

- Cambridge City Centre - approx. 1.5 miles
- Cambridge North Railway Station - approx. 2 miles

Reception hall • Sitting room • Kitchen/breakfast room  
• Conservatory/dining room with additional sitting area  
and doors to garden • Study • One bedroom annexe  
incorporating sitting room, fitted kitchen, bedroom  
and bathroom • Utility space and store-room • Garage  
and additional parking for two cars on wide driveway •  
Gardens with decked terrace • EPC rating E

### DESCRIPTION

Occupying a corner plot in this tucked away residential development, 12 Chancellors Walk is a very well-presented, modern family home with superbly versatile accommodation.

The house is currently laid out as a four bedroom property with extra ground floor accommodation currently set up as a self-contained one bedroom annexe which could easily be incorporated into the main hub of the house. It is a wonderful home for flexible family living and entertaining. The lay-out is free-flowing and spacious with a large sitting room, fully fitted kitchen with gas cooking range, conservatory, dining room opening to the garden and a study.

On the first floor are four bedrooms and two bathrooms (one en-suite). The integrated ground floor annexe has a good-size sitting room, a fully fitted kitchen, double bedroom, bathroom with bath and large separate shower and a walk-in storage cupboard. It has its own separate access to the front and also access to the rear garden.

### OUTSIDE

The property is approached over a driveway providing parking for two cars and giving access to the garage.

**A SUBSTANTIAL, DETACHED FAMILY HOME OFFERING SUPERBLY FLEXIBLE ACCOMMODATION WITH GARAGE AND DRIVEWAY PARKING, LOCATED ON THE EDGE OF THE CITY.**



There is a lawned area to the front of the house with a paved path to the front door and a path leading to a pedestrian gate to the rear garden. There is also a separate gate to the door to the annexe. The lawned rear gardens are fully enclosed with planted flower borders and a large decked terrace, ideal for al-fresco dining. There is also a BBQ area, utility space including space and plumbing for washing machine etc, a sink unit and under-cover space for hanging washing, storage etc.

#### LOCATION

Chancellors Walk is a very pleasant and exclusive development situated off Histon Road on the north edge of the city. It is ideally located for access to excellent local amenities including convenience stores, post office, chemist and schooling for all ages. It is also on a main bus route into the city centre as well as within a short cycle ride or drive to the Cambridge Science Park and Cambridge North Railway Station (which has ample parking and frequent services to London). For the road commuter, there is also easy access to the A14, M11 and A11.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected

**Local Authority:** Cambridge City Council

**Directions:** Strictly by appointment with the Selling Agents Carter Jonas 01223 472011





Total area: approx. 183.0 sq. metres (1969.8 sq. feet)  
 Drawings are for guidance only  
 Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	41	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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