

# 36 Brookside

Cambridge



# A well-appointed and spacious four-storey townhouse with private parking in a favoured city location overlooking 'Hobson's Brook'



## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Dining room | Kitchen/breakfast room | Cloakroom

**First Floor:** Living room | Principal bedroom suite

**Second Floor:** Three bedrooms (one with en suite) | Family bathroom

**Third Floor:** Bedroom | Store room

### Garden and Grounds

Landscaped garden | Secure parking for one vehicle



## Situation

(Distances and times are approximate)

Brookside is a desirable residential location off The Fen Causeway.



Cambridge City Centre is within close proximity, offering a comprehensive range of shopping and leisure facilities and the Cambridge University Botanical Gardens, a unique 40-acre garden with Victorian glass houses and cafes.



The City has become a high-tech and 'biotech' hub with the internationally renowned Science park and Addenbrooke's Hospital/Biomedical Campus. Schools for all age groups in both the state and independent sectors are close by.



There are good road links via the M11 and A14 provide onward access to major road networks.



Cambridge city centre has a mainline railway station (services to London from around 50 minutes).



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Offered with no upward chain, this end-of-terrace city home offers extensive living space over four floors. It is ideal for growing families due to the proximity to private schooling within the area.

A welcoming entrance hallway leads into a versatile study/snug featuring a bay window to the front elevation. The ground floor also hosts a convenient cloakroom and a generous kitchen/breakfast room, with an extensive range of wall and base cabinetry and built-in appliances. A particular highlight is the deep bay window with a window seat and doors leading to a lower-level courtyard garden, perfect for al fresco dining.

The first-floor landing area leads to a principal bedroom with a high ceiling, bay window, built-in wardrobes, and an en suite bathroom. The spacious living room, with a further side study area, features a chimney breast, an inset wood burner, and a bay window to the front elevation. The second floor has a front-facing bedroom with a balcony and bathroom. A guest bedroom to the rear also features a balcony, completed by a refitted en suite shower room. The top floor presents a versatile space that can serve as a reception/games room or an additional bedroom with convenient eaves storage.



## Outside

A wall, wrought iron fencing and gateway to a storm porch enhance the front of the property. There's secure bicycle storage with a dedicated bike railing. A landscaped rear garden features artificial turf, with access to the rear secure parking area.

## Property Information

**Tenure:** Freehold.

**Services:** Mains gas, electricity, water and drainage.

**Local Authority:** Cambridge City Council

**Council Tax:** Band G

**EPC:** C

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Total Area: 201.9 sq.m / 2,173.1 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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