

**ENTRANCE HALLWAY** External door, double glazed window to front aspect, double radiator, under stairs storage cupboard, stairs to first floor.

**LIVING ROOM** 16' 6" x 10' 7" (5.03m x 3.23m) Double glazed window to front aspect, fireplace with inset coal effect gas fire, marble hearth, timber surround, laminate wood flooring.

**DINING ROOM** 9' 1" x 8' 11" (2.77m x 2.72m) Double glazed sliding doors to conservatory, single radiator, laminate wood flooring.

**CONSERVATORY** 12' 4" x 8' 5" (3.76m x 2.57m) Double glazed windows to rear and side aspect, double glazed patio doors to garden, tiled floor.

**KITCHEN/BREAKFAST ROOM** 11' 1" x 9' 10" (3.38m x 3m) Double glazed window to rear aspect, range of matching base and wall mounted units with worksurfaces, inset one and a half bowl sink unit, four burner gas hob, built in double oven, extractor canopy, tiled walls, space and plumbing for dishwasher, space for fridge/freezer, tiled floor.

**UTILITY ROOM** 5' 9" x 5' 2" (1.75m x 1.57m) Double glazed window to rear aspect, range of matching base and wall mounted units, worksurfaces over, inset sink unit, space and plumbing for washing machine, space for tumble dryer, tiled floor.

**DOWNSTAIRS CLOAKROOM** Double glazed window to side aspect, single radiator, low level w.c, pedestal wash hand basin, part tiled walls, tiled floor.

**FIRST FLOOR LANDING** Loft access, airing cupboard.

**BEDROOM ONE** 15' 6" max x 11' 1" (4.72m x 3.38m) Double glazed window to front aspect, built in storage cupboards, built in wardrobes.

**EN-SUITE** Double glazed window to front aspect, shower cubicle with wall mounted shower, low level w.c, pedestal wash hand basin, single radiator, tiled walls, tiled floor.

**BEDROOM TWO** 14' 2" max x 8' 2" (4.32m x 2.49m) Double glazed window to front aspect, built in storage cupboards.



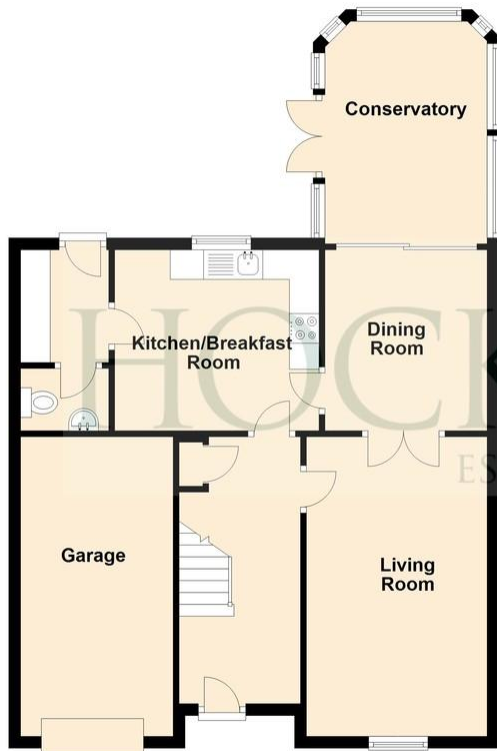
**BEDROOM THREE** 11' 2" x 7' 7" (3.4m x 2.31m) Double glazed window to rear aspect, single radiator.

**BEDROOM FOUR** 11' 2" x 7' 6" (3.4m x 2.29m) Double glazed window to rear aspect, radiator.

**OUTSIDE** There is a driveway to the front of the property providing off road parking leading to a single garage. The rear garden is laid predominantly to lawn with circular feature patio area.



Ground Floor



First Floor



9 Borley Way, Teversham, Cambridge

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10 Mill Road CB1 2AD  
Telephone: 01223 356054  
Email: [cambridge@hockeys.co.uk](mailto:cambridge@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

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9 Borley Way, Teversham, Cambridge,  
CB1 9BT

£500,000 Freehold

Offering no onward chain is this detached four bedroom house located just outside the city, giving convenient access to the hospital, train station, A14 corridor and science parks. Comprises four bedrooms, three reception rooms, kitchen/breakfast room, utility room, downstairs cloakroom and single garage.



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