

ENTRANCE HALL Glass panelled door, opening to kitchen area, doors off to living room/diner, ground floor cloakroom and utility, stairs to first floor, radiator and tiled flooring.



KITCHEN 9' 3" x 8' 0" (2.83m x 2.45m) Double glazed wooden window to rear overlooking rear garden, range of wall and floor mounted base units. Electric cooker with four ring electric hob with extractor over, space for dishwasher, stainless steel sink unit with drainer, recess under stairs for fridge/freezer, pantry, half tiled surround, dooring leading to utility area and ground floor cloakroom, opening to living room/diner, tiled flooring

LIVING ROOM/DINER

DINING AREA 8' 11" x 8' 8" (2.72m x 2.65m) Double glazed French doors to rear garden and tiled flooring.



LIVING ROOM AREA 17' 4" x 9' 4" (5.30m x 2.87m) Double glazed window to front, wood burning stove, radiator and tiled flooring.

GROUND FLOOR CLOAKROOM Frosted window to side, low level WC and radiator.

UTILITY AREA Double glazed wooden window to side, floor mounted base units with sink unit, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, double overhead storage, recess to side with door leading to the conservatory.



CONSERVATORY 12' 3" x 8' 7" (3.74m x 2.63m) Double glazed windows to front and sides with double glazed door leading to rear garden, electric points, radiator and wood effect vinyl flooring.

STAIRS TO FIRST FLOOR LANDING Double glazed window to rear, doors off to all bedrooms and bathroom, airing cupboard, loft access and carpeted flooring.

BEDROOM FOUR 11' 4" max x 7' 8" max (3.46m x 2.34m) Double glazed window to front, over stairs storage cupboard which doubles as a wardrobe, radiator and carpeted flooring.



BEDROOM ONE 12' 2" x 10' 9" (3.73m x 3.29m) Two double glazed windows to front, radiator and wood effect laminate flooring.

BEDROOM TWO 12' 4" max x 10' 8" max (3.77m x 3.27m) Double glazed window to front, radiator and wood effect laminate flooring.

BEDROOM THREE 12' 0" x 8' 0" (3.67m x 2.45m) Two double glazed windows to rear, radiator and carpeted flooring.

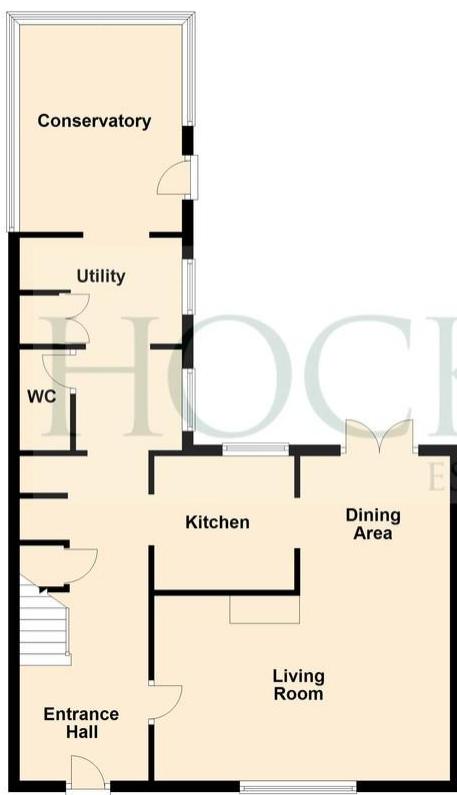
FAMILY BATHROOM Frosted double glazed window to rear, three piece suite low level WC, pedestal wash basin and comprising panelled bath with electric shower over, wall mounted stainless steel towel rail, fully tiled surround and wood effect laminate flooring.

OUTSIDE To the front of the property is a parking space for one car, gravelled front garden with various mature shrubs and flowers set to borders, side archway leading to the rear garden.

The rear garden is mainly laid to lawn with a patio area, allotment area to the rear and various shrubs set to borders, greenhouse, timber shed and rear access to the property.



Ground Floor



First Floor



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HOCKEYS
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19 Silverdale Avenue, Coton,
Cambridge, CB23 7PP

£475,000 Freehold

A smartly presented and spacious four bedroom mid-terrace family home situated overlooking the green in Silverdale Avenue within the always popular Coton providing excellent access to Cambridge and the M11.

This property provides large amounts of living space with four double bedrooms and a spacious garden to the rear of the property with a parking to the front.

