



44 Beaufort Road, Upper Cambourne, Cambridge. CB23 6FP

£375,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Bowdens Estate Agents are delighted to present this spacious and well-maintained three-bedroom semi-detached townhouse, ideally positioned on Beaufort Road in Upper Cambourne. Arranged over three floors, this modern and versatile home offers generous living accommodation, ideal for growing families or those needing flexible space for working from home. The ground floor features a bright and contemporary kitchen/dining room with ample worktop and cupboard space, a convenient downstairs cloakroom, and a welcoming entrance hall. The first floor offers a spacious and light-filled living room, providing a comfortable setting to relax or entertain, along with a well-proportioned double bedroom and the main family bathroom. The top floor comprises two further double bedrooms, including the principal bedroom with fitted wardrobes and a private en suite shower room. The layout offers excellent separation between living and sleeping areas, creating a great balance of space and privacy. Outside, the property enjoys a tiered, enclosed rear garden that has been thoughtfully landscaped to offer multiple seating and entertaining areas. A single garage is located to the rear of the property, along with driveway parking, offering secure and practical off-road parking. Situated just a short walk from the picturesque lakes and country park, the property enjoys a convenient location close to schools, local amenities, and transport links—making it ideal for families and commuters alike. This is a fantastic opportunity to secure a spacious and flexible home. Early viewing is highly recommended.

FEATURES

- Three storey semi detached
- Single garage & off road parking
- Modern family home
- located close to the lakes
- Two bathrooms



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Door to:

Downstairs W/C

Fitted with a 2 piece suite comprising of pedestal wash hand basin and close coupled WC, boiler is also in the cloakroom.

Kitchen/Dining Room

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, built-in dishwasher and washing machine, integrated fridge/freezer and built in double oven & hob with extractor hob. Double doors leading to rear garden.

First Floor

Landing

3.13m x 1.90m (10' 3" x 6' 3")

Living Room

Window to front.

Bathroom

2.30m x 1.70m (7' 7" x 5' 7") Fitted with three piece suite comprising bath, pedestal wash hand basin and close coupled WC, radiator.

Bedroom 3

3.10m x 3.00m (10' 2" x 9' 10") Window to rear.

Second Floor

Bedroom 2

2.00m x 3.70m (6' 7" x 12' 2") Window to rear, window to side.

Bedroom 1

2.98m x 3.70m (9' 9" x 12' 2") window to front, radiator, Double wardrobe and single wardrobe.

En-Suite

2.00m x 1.70m (6' 7" x 5' 7") Fitted with three piece suite comprising pedestal wash hand basin, shower and close coupled WC, window to side, radiator.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MALCOLMS RESIDENTIAL SALES LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY

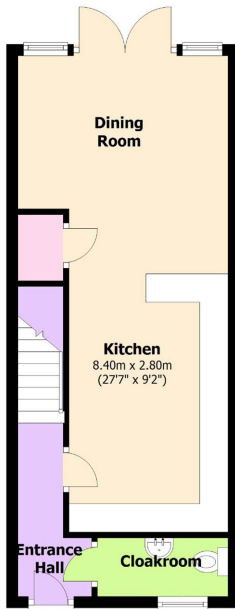




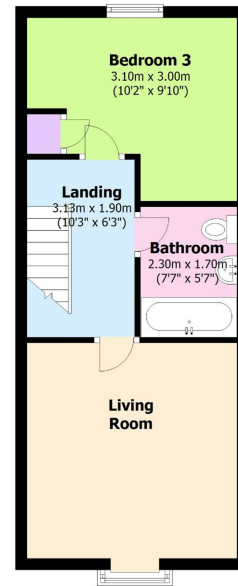


FLOORPLAN

Ground Floor
Approx. 35.3 sq. metres (379.6 sq. feet)



First Floor
Approx. 35.1 sq. metres (378.1 sq. feet)



Total area: approx. 107.1 sq. metres (1153.0 sq. feet)