

Radcliffe & Rust
Residential sales & lettings

50 Hawkins Road, Cambridge CB4 2QX
Guide Price £350,000

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Radcliffe & Rust Estate Agents are delighted to offer for sale this property located at 50 Hawkins Road, within the established residential area of King's Hedges, to the north of Cambridge city centre. The location offers an excellent balance of everyday convenience, nearby green spaces and access to some of Cambridge's principal employment centres, making it particularly appealing to families, professionals and commuters. A variety of local amenities are within easy reach, including the shops and services at Arbury Court, Tesco Express on Campkin Road and further facilities along Milton Road. Larger shopping destinations include Cambridge Retail Park and the city centre, with its extensive selection of independent shops, restaurants, cafés and cultural attractions. The area is particularly convenient for Cambridge Science Park, Cambridge Business Park and Cambridge Regional College. Cambridge North railway station provides connections towards London and Ely, while the nearby A14 offers excellent access to the wider road network. Established cycle routes and local bus services provide further connections around Cambridge. Families are well catered for, with nearby schooling including The Grove Primary School and North Cambridge Academy. For outdoor recreation, Nuns Way Recreation Ground and King's Hedges Recreation Ground offer green spaces and leisure opportunities close to home.

50 Hawkins Road is a three-bedroom end-of-terrace home offering well-proportioned accommodation, a conservatory, an enclosed rear garden and the benefit of solar panels. While some areas would benefit from cosmetic updating, the property already features a more contemporary kitchen and shower room, providing an excellent starting point for purchasers looking to create a home to their own tastes. Offered for sale with no onward chain, it presents an appealing opportunity for first-time buyers, families and those seeking a property with potential.

Approaching the property, a garden path leads towards the front entrance, passing an established front garden with a variety of shrubs and planting. Stepping inside, you enter a useful entrance porch which leads through to the main hallway.

The hallway provides access to the living room, with stairs rising to the first floor and a further doorway leading towards the kitchen/dining room.

The living room is a generously proportioned reception room with a large front-facing window fitted with plantation-style shutters, allowing plenty of natural light into the space. Currently decorated in neutral tones with a contrasting red feature wall, the room features a fireplace with a wooden surround and traditional patterned carpeting. There is ample space for comfortable seating and additional furniture, with the room offering an excellent opportunity for purchasers to introduce a more contemporary decorative finish.

Continuing through the hallway towards the rear of the property, you enter the kitchen/dining room. The kitchen is a particularly appealing feature, having been updated with a range of cream-coloured wall and base units, wood-effect worktops and white metro-style tiled splashbacks. Integrated appliances include an eye-level electric oven, dishwasher and fridge freezer, alongside a gas hob with stainless steel extractor above. A window overlooks the rear garden, providing natural light and a pleasant outlook.

The kitchen opens into a separate dining area, which benefits from matching base units and worktops along one wall, providing additional storage and preparation space. Wood-effect flooring runs throughout, creating a practical and cohesive finish. The dining area offers space for a table and chairs and provides access into the conservatory.

The conservatory is a welcome addition to the ground-floor accommodation, offering a versatile space which could be used as a further sitting area, garden room or occasional dining space. With glazing to three sides, tiled flooring and a door opening directly onto the rear garden, it provides an enjoyable connection between the house and outside space.

Returning to the entrance hallway, the staircase rises to the first-floor landing, providing access to all three bedrooms and the family shower room.

Bedroom one is a comfortable double bedroom overlooking the rear of the property. The room features patterned lilac wallpaper, grey carpeting and a window fitted with plantation-style shutters. There is sufficient space for a double bed and accompanying bedroom furniture, while a built-in wardrobe provides useful storage.

Bedroom two is another well-proportioned bedroom positioned towards the front of the property. Currently decorated in pink tones with fitted carpeting, it offers flexible accommodation as a second bedroom or guest room.

Bedroom three is a smaller room, also overlooking the front, with neutral walls and traditional carpeting. It would work well as a single bedroom, nursery or home office.

Completing the first-floor accommodation is the shower room, which has been updated with a modern white suite comprising a corner shower enclosure, pedestal wash basin and WC. The room features contemporary wall panelling, a chrome heated towel rail and a frosted window providing natural light and ventilation.

Outside, the enclosed rear garden offers a mixture of lawn, established planting and paved pathways, with raised borders providing opportunities for further landscaping. A patio area immediately beyond the conservatory offers space for outdoor seating, while a timber garden shed provides useful storage. The garden presents an opportunity for purchasers to enhance the outdoor space to suit their requirements.

To the rear of the property is a shared parking area, providing convenient access behind the neighbouring homes.

Overall, 50 Hawkins Road offers a practical three-bedroom home with considerable potential. The updated kitchen and shower room provide a good foundation, allowing purchasers to concentrate on refreshing the remaining accommodation and introducing their own style over time. With a conservatory, enclosed garden, solar panels and no onward chain, the property is an attractive opportunity for a range of buyers.

Agent notes

Tenure: Freehold
Council tax band: Band C
Chain details: No onward chain



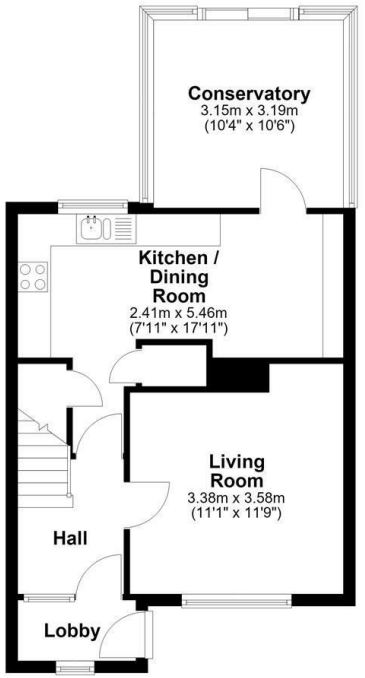






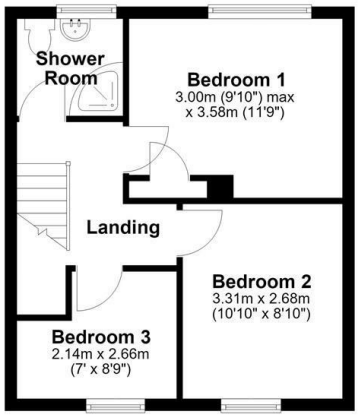
Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 82.1 sq. metres (883.5 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

