



Further Information

Tenure - Freehold

Council Tax - Band F

Fixtures & Fittings -

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN

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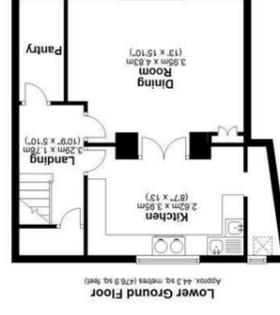
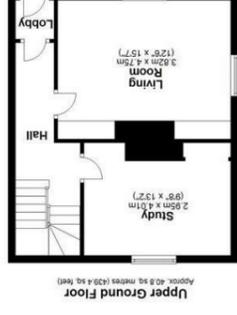
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Total area: approx. 171.8 sq. metres (1849.1 sq. feet)
Changes are for guidance only
 Plan produced using First23.



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41 Lensfield Road, Cambridge, CB2 1EN

Guide Price £1,125,000 Freehold



An elegant Grade II listed Georgian end terrace townhouse, in a desirable central location with particularly spacious and flexible accommodation, which has been extended in more recent years. There are many attractive architectural features which have been carefully preserved and blend seamlessly with modern day living.

The enclosed brick walled front garden has stone steps up to the entrance door and upper ground floor accommodation. There is an entrance lobby and hallway with dual aspect living room featuring fireplace and built in recessed alcove book shelving as well as bedroom four which currently doubles as a study.

The lower ground floor has a large dining room, which is perfect for entertaining with built in recessed display shelving and an opening to the comprehensively fitted kitchen with Aga. There are two useful stores on this floor and a walk in pantry/cold store.

The upper first floor comprises a generous family bathroom with four piece suite including roll top cast iron bath and separate shower cubicle. There are two bedrooms on this level, a well proportioned double with dual aspect windows and a large single room both with storage.

The more recent addition of a two storey wing to the rear creates a beautiful, sunny and light filled garden room with twin doors to the terrace and a cloakroom on the ground floor. The first floor adds the principal bedroom with dual aspect windows, a fitted wardrobe and a modern three piece ensuite shower room.



Outside - The front garden is enclosed with a semi-circular brick wall and privacy hedging.

The low maintenance walled rear garden is mainly block paved with planting borders and twin gates allowing secure off street parking within the garden.

Location - Downing Terrace, Lensfield Road is perfectly located for access to both the historic city centre and mainline railway station which can be reached on foot in just a few minutes. The fastest trains can reach London in as little as 48 minutes and there are highly regarded schools for all ages nearby.

