



71 Cambridge Road, Girton, Cambridge, CB3 0PN
Guide Price £900,000 Freehold



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HAVING BEEN METICULOUSLY EXTENDED AND RENOVATED TO EXEMPLARY STANDARDS, THIS FOUR-BEDROOM DETACHED HOME IS IDEAL FOR WORKING PROFESSIONALS AND FALLS WITHIN THE CATCHMENT OF BOTH GIRTON GLEBE PRIMARY SCHOOL AND IMPINGTON VILLAGE COLLEGE.

- Detached house
- 4 bedrooms, 3 bathrooms, 2 reception rooms
- Approximately 1680 sqft/156 sqm excluding the garage
- Constructed in 1970. Fully renovated in 2026
- Gas fired central heating
- Block paved driveway and garage
- Front and rear gardens
- EPC-C / 78
- Council tax band-D

Originally constructed in 1970, this detached family home was renovated and extended over two levels in 2026 to provide spacious internal accommodation over two floors.

Upon entering the property, through the spacious entrance hall, you are greeted by an abundance of natural light being drawn in through the composite front door, a large bi-folding doors within the kitchen/family area. The entrance hall benefits from engineered wood flooring and an oak staircase with twisted balustrade leading up to the first floor. Benefitting from two reception spaces, you have a snug/living room with a wood burning stove ideal for the colder months and an exceptional study/playroom with large French doors opening onto the rear garden.

The heart of the property is the spacious kitchen family room with tiled flooring running seamlessly onto the patio outside via the bi-folding doors to the rear. The internal space has an abundance of natural light drawn in from the windows to the side which draws in an array of natural light throughout the day. The bespoke kitchen benefits from a mixture of cupboards and draws at both base level and eye level, a marble work surface, built in cupboard and a pantry style cupboard which matches the kitchen units. Integrated appliances include a dish washer, double oven/grill, a microwave and electric hob with built in extractor. Completing the ground floor is a substantial utility, a WC with space saving pocket doors and an integral garage electric up and over door.

To the first floor is a spacious landing, with Velux window above and a delightful family bathroom adjoining. The family bathroom suite comprises a walk-in shower with feature tiles and Velux above, a freestanding bath, sink with vanity unit below, and light sensor mirror above and a low-level WC. There are three generous double bedrooms off the landing, two of which benefit from en-suite shower rooms and a smaller fourth bedroom, ideal as a nursery or work from home space. Both en-suite shower rooms have the same feature tiles as the family bathroom, and this provides cohesion as well as an element of luxury within the finish.

Externally, the front of the property has a large block paved driveway providing off road parking for several vehicles as well as herbaceous borders. The rear garden of the property is fully enclosed with timber fencing, is predominately laid to lawn and has a patio area accessible off the bi-folding doors.

Location

Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and the property is also within the catchment area for the Girton Glebe Primary School and Impington Village College. Girton has its own golf course and tennis club and the village is situated on the edge of open countryside over which there are some pleasant walks. A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band-D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

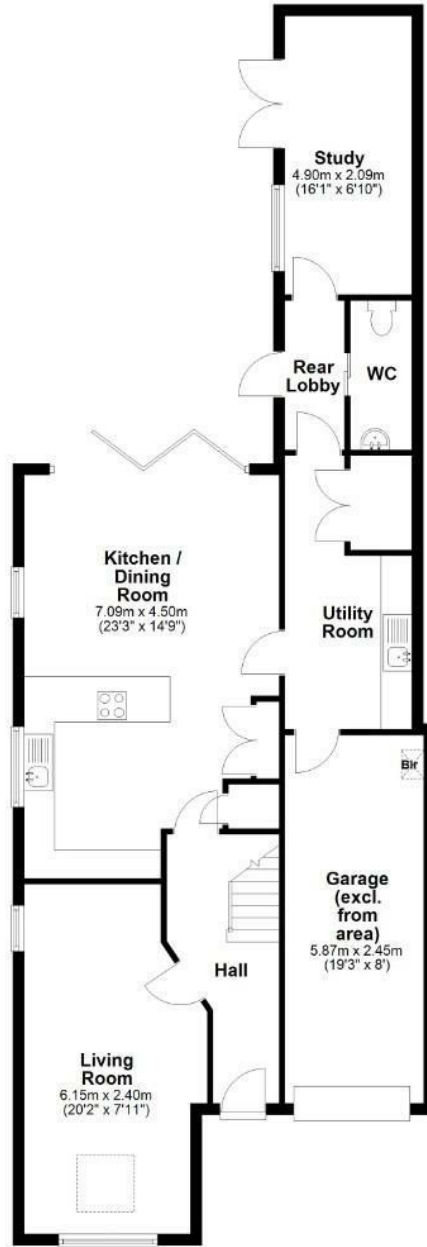
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Main area: approx. 86.1 sq. metres (926.8 sq. feet)
Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



Main area: Approx. 156.1 sq. metres (1680.4 sq. feet)
Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	86
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



