



176 Huntingdon Road, Cambridge, CB3 0LB
Freehold



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A SUBSTANTIAL 1920'S 'ARTS AND CRAFTS', SEMI-DETACHED RESIDENCE PROVIDING CHARMING ACCOMMODATION EXCEEDING 2150 SQFT, SET IN LARGE, MATURE GROUNDS ON HUNTINGDON ROAD.

- 1920's semi-detached house • 2153 sqft / 200 sqm • 5 bedrooms • 4 receptions •
- 2 bathrooms, 2 WCs • Arts and Crafts style • Attractive period features • Workshop/studio with utility/boot room • Large established rear garden • Frontage providing ample off-street parking •
- Gas-fired heating to radiators • Plot size - approx 0.27 acres •

176 Huntingdon Road is a broad, double-fronted 1920's house offering extensive family accommodation over three floors with attractive features symbolising the 'Arts and Crafts' movement.

The property sits in impressive grounds and is well-screened from the road, providing extensive off-road parking and mature gardens with a separate home studio/workshop.

Charming and characterful accommodation measuring an impressive 2153 sqft is well arranged and provides good flexibility and scope for remodelling and expansion, if required. The central and welcoming entrance hall with feature staircase and a WC. opens to all principal reception rooms. Two elegant reception rooms interlink and enjoy views to front and rear gardens. The sitting room has an attractive period fireplace and French doors opening to a terrace area. The living room has a beautiful bay window. Original restored wooden floors enhance both rooms. A formal dining room enjoys views down the garden and connects to a well-equipped kitchen. A study completes the ground floor accommodation.

The first-floor accommodation comprises an impressive landing area, which leads to three spacious double bedrooms, the principal family bathroom suite, a Jack and Jill shower room and a separate WC.

The second floor provides two large double bedrooms divided by a landing area.

Outside, the property sits back from the road behind a generous frontage, with mature shrubs and hedging, providing screening and ample off-road parking. A side gate leads to the rear garden and a detached studio/workshop with a utility room and power connected. The large rear garden, which is predominately laid to lawn, has been beautifully designed and has attractive mature trees and shrubs set to borders on both sides. Doors from both the sitting and dining room open to steps leading down to a shallow terrace, which in turn leads to a large paved terrace area. With a brick barbeque and views of the house and garden, this terrace is lovely spot on which to entertain. To the rear of the plot, there is a large shed and a gazebo and space for a kitchen garden/vegetable patch.

LOCATION

Huntingdon Road is situated to the north of the city within easy walking or cycling distance of the centre and many of the facilities offered by the University. 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 also within the catchment area for Mayfield Primary and the Ofsted rated 'Outstanding' Chesterton Community College, which also provides sports facilities for the public. A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road.

TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Cambridge City Council.
Council tax band - F

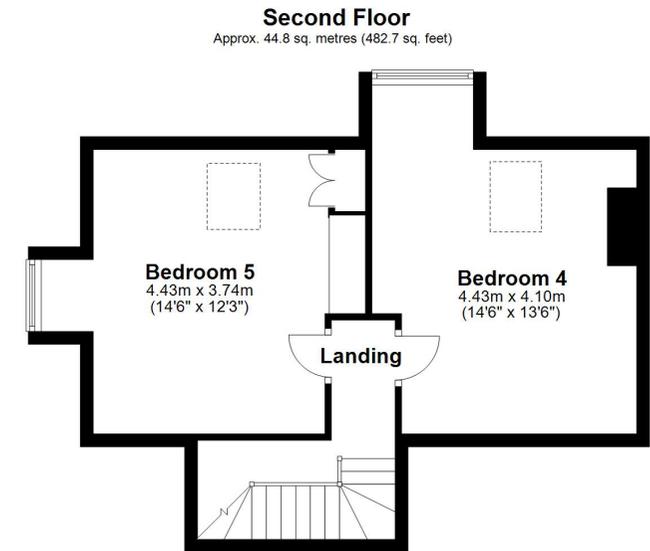
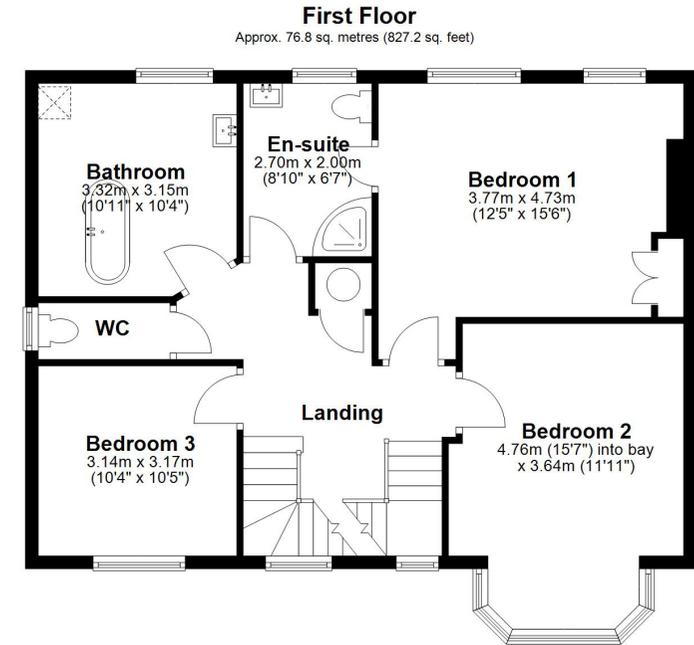
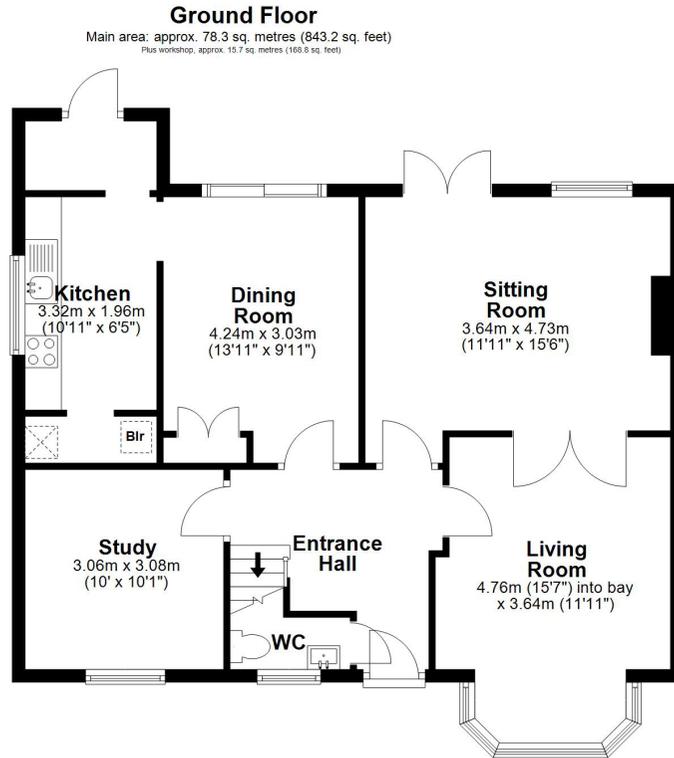
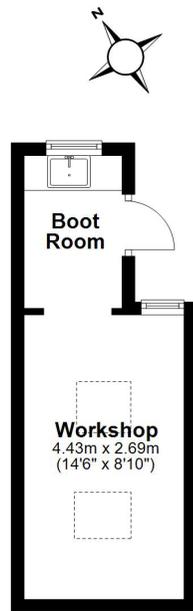
FIXTURES AND FITTINGS

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





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

Main area: Approx. 200.0 sq. metres (2153.1 sq. feet)
Plus workshop, approx. 15.7 sq. metres (168.8 sq. feet)

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.





