



8 St. Margarets Road, Cambridge, CB3 0LT
Guide Price £650,000 Freehold



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AN EXTENDED AND IMMACULATELY PRESENTED, 1930'S SEMI-DETACHED HOUSE PROVIDING PARKING AND LARGE, ESTABLISHED GARDENS ON A NO-THROUGH ROAD IN GIRTON, CLOSE TO HUNTINGDON ROAD.

- 1185 sqft / 110 sqm
- Kitchen/breakfast room extension in 2007
- Large, established rear garden
- Gas central heating system to radiators
- EPC – D / 59
- 3 bedrooms, 2 reception rooms, 2 bathrooms
- Garage and driveway parking
- Plot size - 0.17 acres
- Double glazing throughout
- No chain

8 St Margaret's Road is an attractive, bay-fronted semi-detached house, which was built circa 1934 and later extended in 2007 to create a large kitchen/breakfast room opening to a formal dining room and a large utility room (formerly the old kitchen). The kitchen/breakfast room is a generous open plan space with a high degree of natural light providing an extensive and well-equipped kitchen. The breakfast/dining area provides access to a large, raised terrace area, which steps down to the garden. The utility room has an additional sink and storage space and provides access to the downstairs shower room and out to the side driveway area, which leads to the garage. An attractive reception hall leads to a charming front sitting room with a bay window and an open fireplace with a tiled surround.

Upstairs, a spacious first-floor landing leads to a boiler cupboard, a family bathroom suite and three bedrooms. Bedrooms one and two are good-sized double bedrooms. The loft space offers scope for a loft conversion subject to necessary planning consent.

The property occupies a generous plot. To the front of the home there is an attractive, shallow garden set behind a low mature hedge with shrub borders and a block-paved driveway that leads to a detached, single garage. The rear garden is large and mature with attractive trees, shrub borders, a well-maintained lawn and a raised terrace area adjacent to the property.

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

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

Fixtures and Fittings

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

Viewing

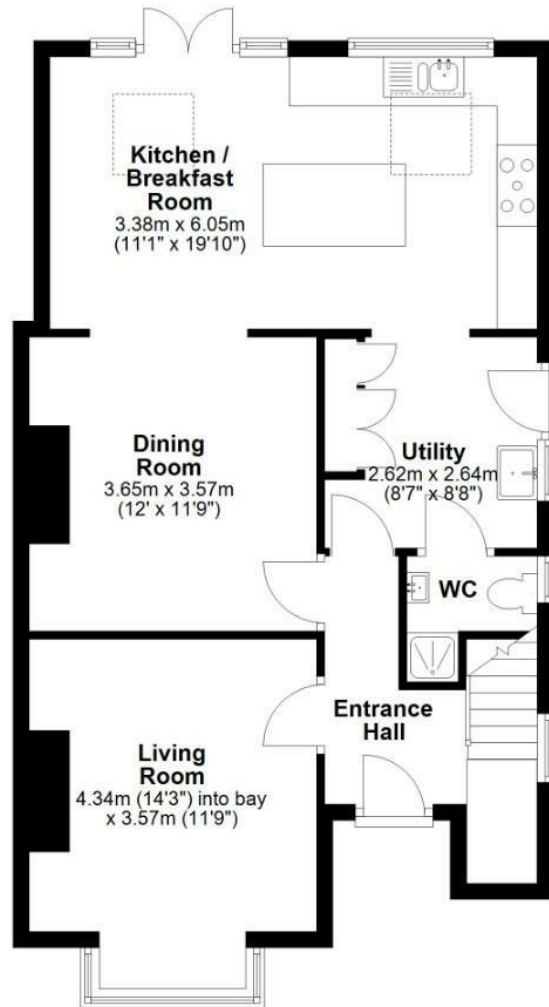
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





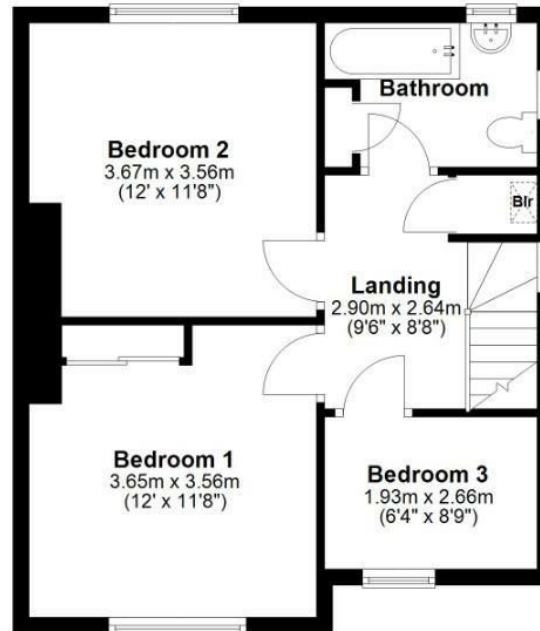
Ground Floor

Approx. 64.8 sq. metres (697.1 sq. feet)



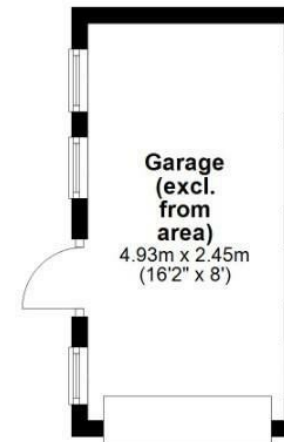
First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 110.1 sq. metres (1185.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	EU Directive 2002/91/EC	

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