



62 Huntingdon Road, Cambridge, CB3 0HH  
Guide Price £1,200,000 Freehold



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**A HANDSOME AND IMPOSING 5-BEDROOM VICTORIAN TOWNHOUSE PROVIDING EXCEPTIONAL FAMILY ACCOMMODATION APPROACHING 2000 SQFT, AND A BEAUTIFULLY DESIGNED GARDEN. CENTRALLY LOCATED TOWARDS THE CITY END OF HUNTINGDON ROAD.**

- 1952 sqft /181 sqm
- Victorian townhouse circa 1850
- Refitted bathrooms
- Residents permit parking scheme
- Gas-fired heating to radiators
- 5 double bedrooms, 3 receptions, 3.5 baths
- Large open plan kitchen/dining room
- Bespoke shutters to bay windows
- EPC – C / 72
- Large, landscaped rear garden with rear pedestrian access

62 Huntingdon Road is a broad and substantial bay-fronted mid-terrace, occupies a near central city position and has been the subject of a full and exhaustive expansion, remodelling and refurbishment programme by the current owners.

The property is well-designed for family living and blends open-plan modern spaces with attractive period rooms. The accommodation spans three extensive floors and is finished to a high standard throughout, retaining attractive features.

An impressive entrance hall with a solid wood herringbone patterned floor leads to two broad connecting reception rooms. The front sitting room has a large bay window and fireplace with recess cabinetry to both sides. The living area has an inset a bio-ethanol stove. An impressive open-plan kitchen/dining room benefits from large skylights and bifold doors opening to a raised outside terrace. An extensive and well-equipped kitchen provides a matching range of traditional style cabinetry and drawers, quartz working surfaces, a freestanding range oven with extractor hood above and a range of integrated appliances. A WC completes the ground floor level.

The upper floors comprise a large and separate principal suite (located on the first floor), four spacious double bedrooms and three bathrooms. All bathrooms have been refitted and all bedrooms on the first-floor benefit from built-in storage/hanging space.

Outside, the property is set behind a walled front garden with wrought-iron railings. The long rear garden has been well designed and provides a raised terrace area ideal for outside dining, established lawn with mature planting set to borders, a second seating area and gated rear access to Westfield Lane.

#### **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**

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

#### **Statutory Authorities.**

Cambridge City Council  
Council tax band-G

#### **Fixtures and Fittings**

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

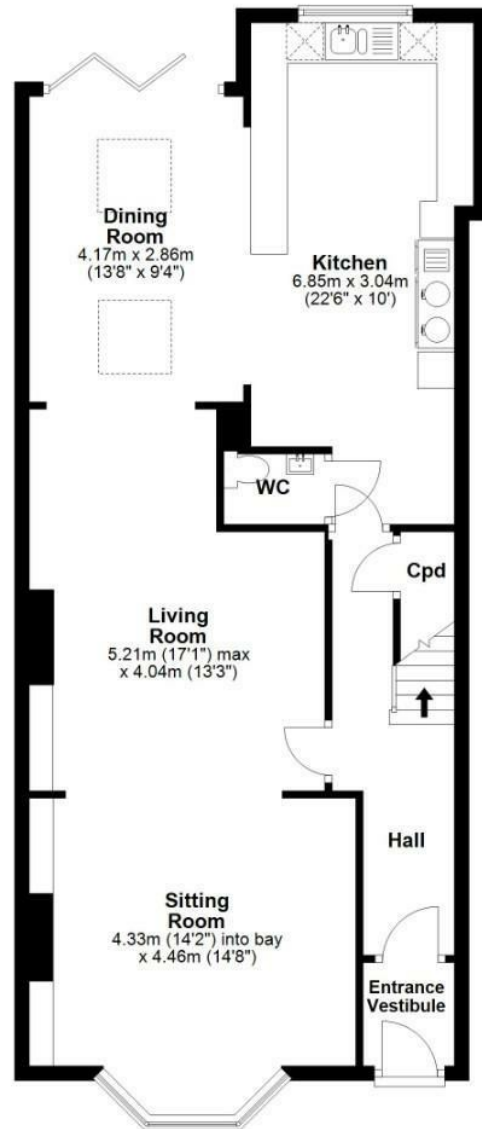
#### **Viewing**

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



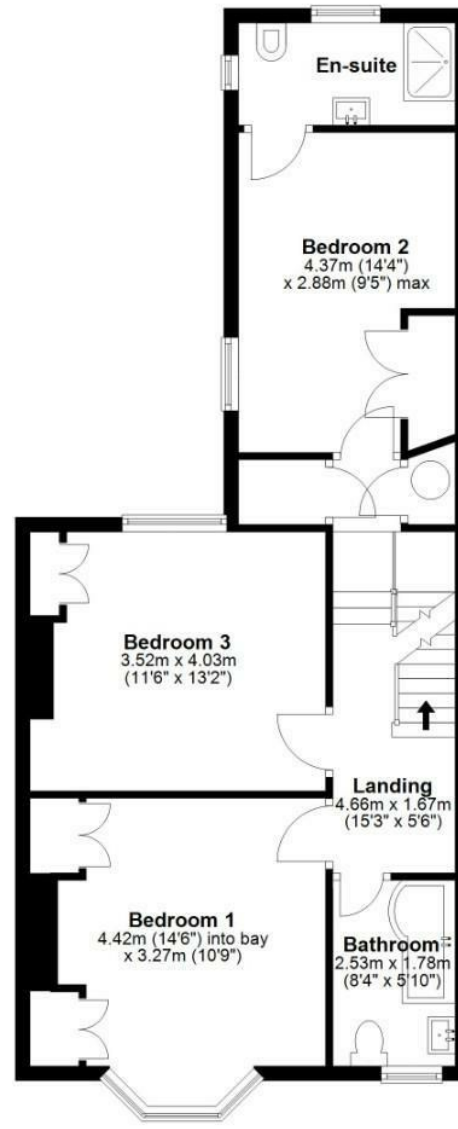
## Ground Floor

Approx. 80.4 sq. metres (865.8 sq. feet)



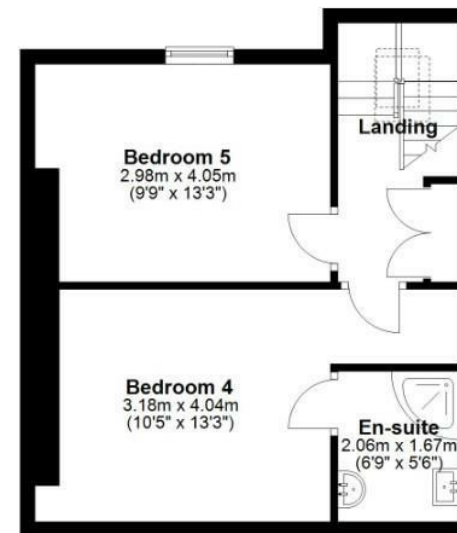
## First Floor

Approx. 63.8 sq. metres (686.9 sq. feet)



## Second Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 181.4 sq. metres (1952.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	72	80
EU Directive 2002/91/EC		



