



41 Eden Street, Cambridge, CB1 1EL

Guide Price £1,100,000 Freehold



rah.co.uk
01223 323130

A FINE GRADE II LISTED TOWNHOUSE (FORMERLY TWO HOUSES), DESIGNED AND FINISHED TO AN EXCEPTIONAL STANDARD PROVIDING FAMILY ACCOMMODATION EXTENDING TO 1275 SQFT WITH A WEST-FACING GARDEN AND GARAGE, LOCATED ON EDEN STREET.

- 1275 sqft / 118 sqm
- Victorian double-fronted townhouse (formerly two separate houses)
- Garage & residents permit parking scheme
- 3 bed, 2 reception, 2.5 bath
- 121 sqm / 0.03 acre plot
- EPC – D / 65
- Landscaped rear courtyard garden enjoying a southerly aspect
- Gas central heating to radiators and electric underfloor heating
- Council tax band – F

This elegant Victorian house has thoughtfully combined two separate houses to create one exceptional family home offering impressive accommodation over two floors with private gardens and parking, in the heart of the city centre.

The property occupies a peaceful position on Eden Street and is within yards of large open green spaces and a short walk to the main shopping area and outstanding schools for all age groups.

This double-fronted house is set behind a pretty front garden planted with lavender and enclosed by attractive wrought-iron railings.

The accommodation is immaculately presented to exacting standards, and recent upgrades include a redesigned utility room and impressive ensuite shower room to the principal bedroom suite. The interior design has a classic finish and benefits from a high degree of natural light and attractive period features.

A broad and elegant reception hall leads to an inner hall with access to a cloakroom/WC and a refitted utility room providing plumbing for appliances and additional storage space. An impressive double length sitting room has an attractive period fireplace with bespoke recess cabinetry and book shelving to either side. This dual aspect room provides access to the rear garden through feature, handmade Georgian-style French doors. A generous and beautifully appointed kitchen/dining room provides a full range of bespoke cabinetry and drawers, extensive marble working surfaces and a full range of integrated appliances. There are multi-paned French doors opening to a private outside seating area, a single multi-paned door opening to the side garden and a natural stone floor.

Upstairs, a spacious landing area leads to an immaculate family bathroom suite and three spacious double bedrooms, all providing built-in storage and hanging space. The principal bedroom suite is an impressive room, which provides extensive bespoke storage solutions and a recently redesigned ensuite shower room.

Outside, the rear courtyard garden offers a high degree of privacy, a southerly aspect and gives gated pedestrian access to an attached garage with a remote controlled up-and-over door.

Agent's Note

Grade II Listed property within The Kite conservation area.

A secure gate at the foot of the garden gives access to a shared passageway (with No.40) leading to the garages.

Location

Eden Street which forms part of a conservation area is a well situated no-through road lying close to Parker's Piece and the city centre (Market Square) is about 0.6 miles away. It is well positioned for many of the city's facilities and the university departments, which can easily be accessed by foot, bicycle or bus. Many of the city's state and independent schools for all age groups are available within striking distance, whilst the well renowned Hills Road Sixth Form College is also within easy cycling distance. The mainline railway station is about 0.9 miles away.

Tenure

Freehold

Services

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

Statutory Authorities

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

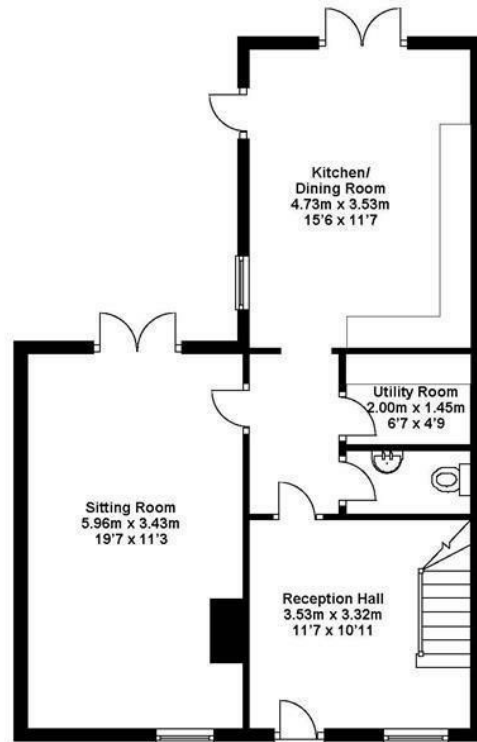
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



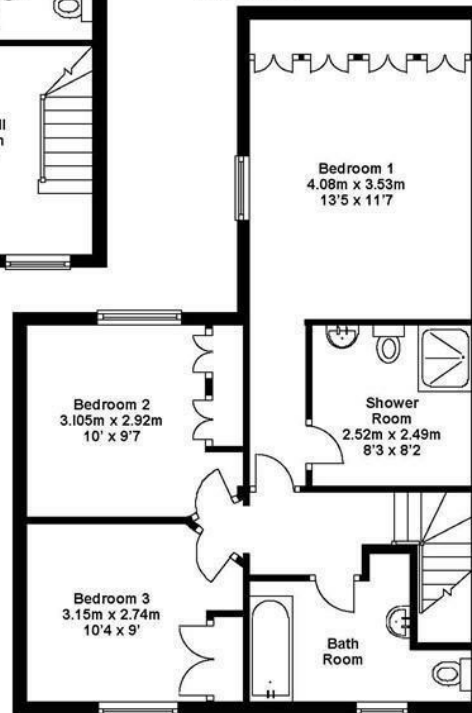


41 Eden Street, Cambridge

Ground Floor



First Floor



Approx. gross internal floor
area 118 sqm (1275 sqft)

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	65	81
	EU Directive 2002/91/EC	



