



209 Arbury Road, Cambridge, CB4 2JJ  
Guide Price £900,000 Freehold



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**A SUBSTANTIAL 6-BEDROOM, 1950'S DETACHED HOUSE, EXTENDING TO 2336 SQFT WITH A BROAD SOUTH-FACING REAR GARDEN AND GATED FRONTAGE PROVIDING AMPLE OFF-STREET PARKING, LOCATED ON ARBURY ROAD.**

- 2336 sqft / 217 sqm
- 6 bedrooms, 3 receptions, 2.5 bathrooms
- Solar PV panels (4 Kw output) & storage batteries
- Gas-fired heating to radiators
- 19'4" long enclosed workshop with double doors to front and back
- Extended 1950's detached house
- Large, gated driveway parking area
- EPC – B / 81
- No chain
- Broad south-facing rear garden. Plot size approx 0.13 acres

This double-fronted, detached house was built in 1951 with later additions added in 2004 and 2019, creating two expansive reception rooms and three extra first-floor bedrooms and a shower room. The property now has an ideal arrangement of accommodation to suit a large family or investment buyer looking for a lucrative HMO opportunity.

The property occupies a large, broad plot, which is fully enclosed and set behind double gates. There is ample off-street parking available and a generous south-facing rear garden providing excellent storage solutions and a workshop facility.

The accommodation comprises a central entrance hall which leads to a cloakroom/WC. There is a well-equipped, open plan kitchen with space for a dining table and chairs and access to the outside. A generous formal dining room opens into a 27 ft wide family/games room, which connects to a large living space with roof lanterns, woodburning stove and glazed doors opening to an extensive sun terrace.

Upstairs, a landing area and inner hallway lead to six bedrooms and two bathrooms. The back three bedrooms could be easily reconfigured into one large principal bedroom suite.

Outside, gated frontage provides secure parking for up to six vehicles and leads to a workshop.

Side pedestrian access leads to a broad south-facing rear garden. There is a large, paved sun terrace with an oak-framed covered seating area, lawn, enclosed chicken run and a kitchen garden. A timber shed and covered side area provide useful storage.

**Agent's Note**

Two-storey extension added in 2004

Orangery extension with roof lanterns added in 2018

**Tenure**

Freehold

**Location**

Arbury Road is located off Milton Road situated about 1.5 miles north of the city centre. The area is also well placed for access to Cambridge Science Park, Cambridge North Railway Station and the A14. Local shopping facilities are available on Milton Road and Arbury Court and there is good schooling is close by.

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**Viewing**

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





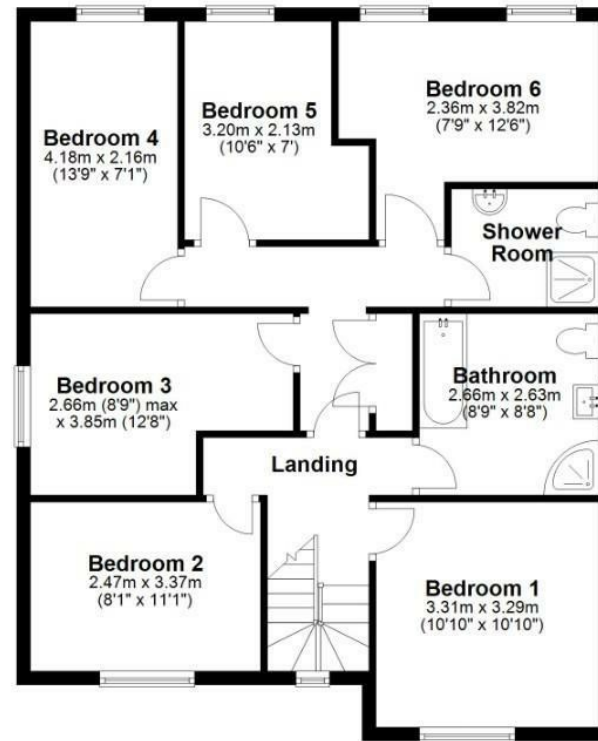
### Ground Floor

Approx. 135.2 sq. metres (1454.8 sq. feet)



### First Floor

Approx. 81.9 sq. metres (881.9 sq. feet)



Total area: approx. 217.1 sq. metres (2336.7 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>	<b>81</b>	<b>81</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>	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.



