



48 Kimberley Road, Cambridge, CB4 1HH  
Guide Price £1,100,000 Freehold



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01223 323130

**AN ATTRACTIVE 5-BEDROOM EDWARDIAN HOUSE WITH EXTENDED GROUND FLOOR ACCOMMODATION, FINE PERIOD FEATURES AND ESTABLISHED GARDENS, LOCATED JUST NORTH OF THE RIVER ON KIMBERLEY ROAD.**

- Large loft conversion creating two spacious rooms and a separate bathroom
- Accommodation extending to 1643 Sq.ft over three floors
- 5 double bedrooms
- Extended kitchen/dining room with bi-folding doors
- Located in the heart of the De Freville conservation area

5 double bedrooms – 2 bathrooms – sitting room – dining room/study – extended kitchen/dining room – WC – reception hall – front garden – established rear garden – residents permit parking scheme

This bay-fronted Edwardian mid-terrace home in the De Freville area of the city offers extended, significantly improved and balanced accommodation over three floors, ideal for a large family looking to live in a prime central location close to open green spaces and outstanding schools.

The fine period home has an attractive façade and is set behind a charming front garden. The reception hall leads to two elegant reception rooms, both retaining attractive features typical of the era. The extended kitchen/dining room is a generous, open space with full-width bi-folding doors opening to a patio area and allowing complete views of the garden. The kitchen is well-equipped and has a matching range of white storage units and drawers, slim-line worktops with inset sink and draining unit, induction hob with extractor hood, integrated double ovens and space and plumbing for freestanding appliances. A cloakroom/WC completes the ground floor accommodation.

Extensive upper floors comprise three spacious first floor double bedrooms and a family bathroom suite and a versatile second floor comprising a generous principal bedroom, bedroom 5/study and separate bathroom suite.

Outside, well established gardens to the rear benefit from gated pedestrian access and an east facing aspect. There are two seating areas, lawn with well-stocked borders to either side and a useful timber garden storage shed. To the front there is a shallow paved front garden behind a low brick wall, with a beautiful lilac tree and other flowering plants and shrubs. An Asgard steel bicycle store can be found here, which houses 3 bikes...

**Location**

Kimberley Road is situated within the popular De Freville area of Cambridge, a predominantly late Victorian near central area of the city between the river Cam and Chesterton Road. The property is located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Nearby Chesterton Road includes a bakery and supermarket, along with the popular café "Stir" and equally popular bar "Thirsty". There are well regarded pubs and restaurants in the vicinity, which include two Michelin starred restaurants, Midsummer House and Restaurant 22, as well as the Fort St George and a popular live music/comedy venue at The Portland Arms.

Kimberley Road is just over 2 miles from Cambridge station where London King's Cross can be reached in 50 minutes and Cambridge North station is around 2.4 miles away.

Schooling is available for all age groups in both the state and independent sectors, which include Park Street and Milton Road Primary Schools which are feeder schools into Parkside and Chesterton Community Colleges respectively.

**Statutory Authorities.**

South Cambridgeshire District Council  
Council Tax Band - F

**Services.**

All mains services are connected.

**Fixtures and Fittings.**

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

**Viewing.**

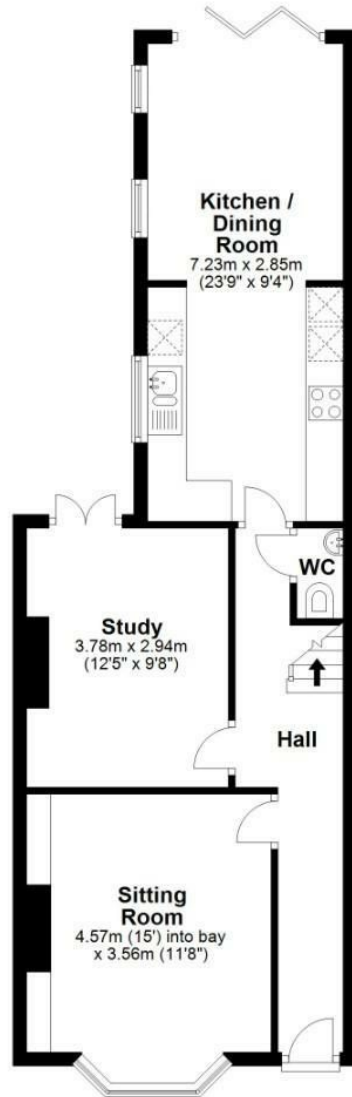
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





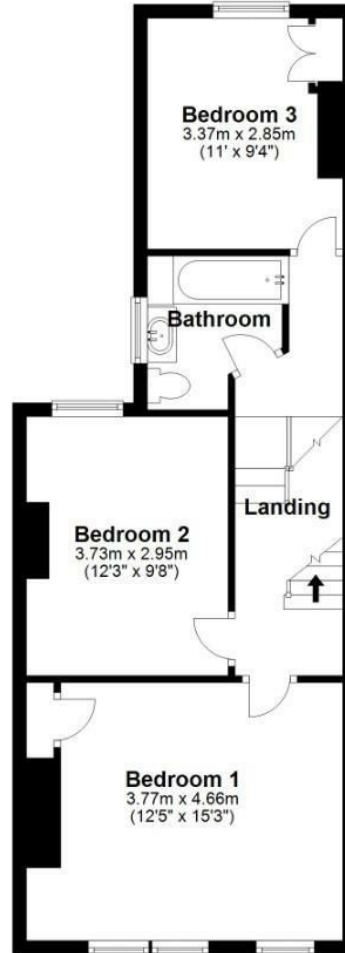
### Ground Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



### First Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



### Second Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 152.7 sq. metres (1643.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.



