



52 Eden Street, Cambridge, CB1 1EL
Guide Price £1,295,000 Freehold



rah.co.uk
01223 323130

A FINE AND METICULOUSLY DESIGNED VICTORIAN TOWNHOUSE WITH AN IMPRESSIVE MODERN LAYOUT INCORPORATING ATTRACTIVE PERIOD FEATURES, ARRANGED OVER FOUR EXTENSIVE LEVELS WITH THREE UPPER FLOOR BALCONIES AND A CHARMING REAR GARDEN, ON EDEN STREET.

- Unique, 4-storey Victorian townhouse
- 1949.6 sqft / 181.1 sqm
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Plot size - approx 0.03 acres
- City centre location
- 3 balconies with city views
- Mature and well-tended walled garden
- Gas-fired heating to radiators
- Permit parking
- Blend of period and contemporary features

52 Eden Street is a prominent central city period home, located in the Kite area of Cambridge, boasting a grand bay-fronted facade with an equally impressive rear elevation with balconies to both sides and a tranquil walled garden, enjoying a high degree of privacy.

Extensive accommodation spans four light-filled floors and extensive alterations were carried out in 2000 to create impressive contemporary living spaces, which blend attractive period features with tasteful modern touches.

The lower ground and ground floor levels provide stunning living spaces, which cleverly connect to the outside. The lower ground level has been opened through to create a full depth entertaining space, which incorporates a high-end Poggenpohl kitchen with integrated appliances, Corian working surfaces and glazed apex and roof. There is a cosy central sitting area with a woodburning stove and an elegant dining area with floor to ceiling bay window with a glazed door opening to a front courtyard. An elevated open-plan sitting room on the ground floor level has front and rear bay windows, a feature open staircase, bespoke storage solutions and access to the rear garden.

The upper floors are equally impressive and comprise four spacious bedrooms, two luxurious bathroom suites and three balconies providing exceptional views of the surrounding city skyline.

Outside, there is charming rear walled mature garden planted with an array of shrubs, trees and plants, which provides privacy and tranquillity in the heart of the city. The property qualifies for the surrounding residents permitting parking scheme.

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 - 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

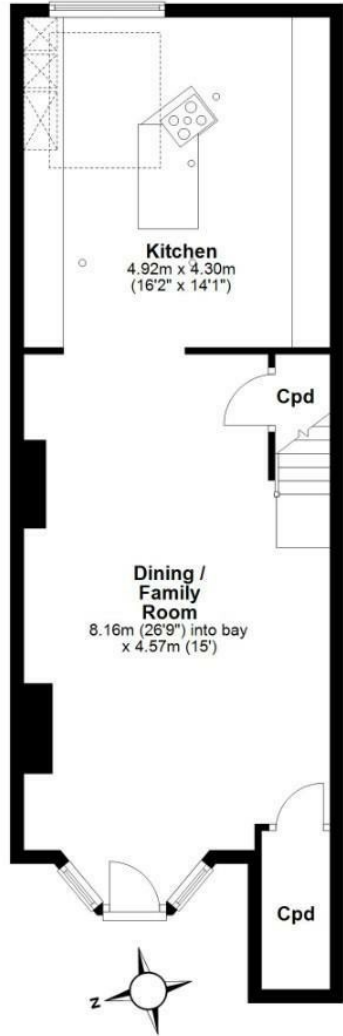
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





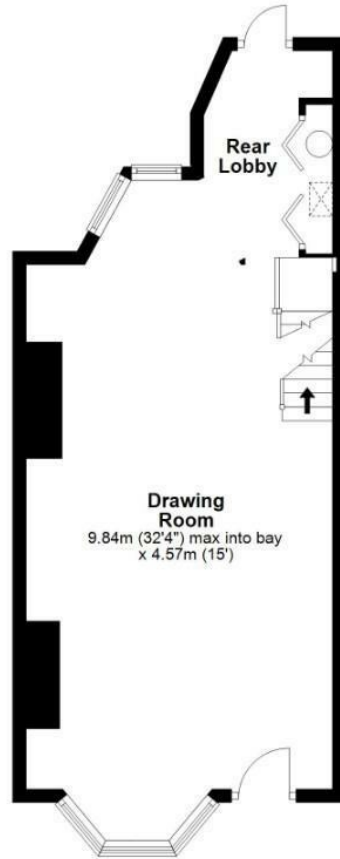
Lower Ground Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



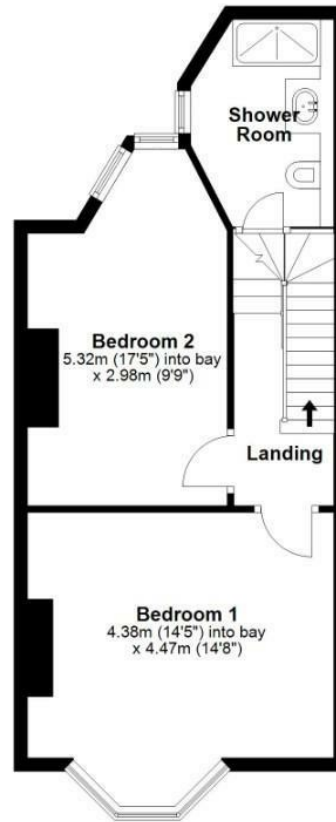
Upper Ground Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



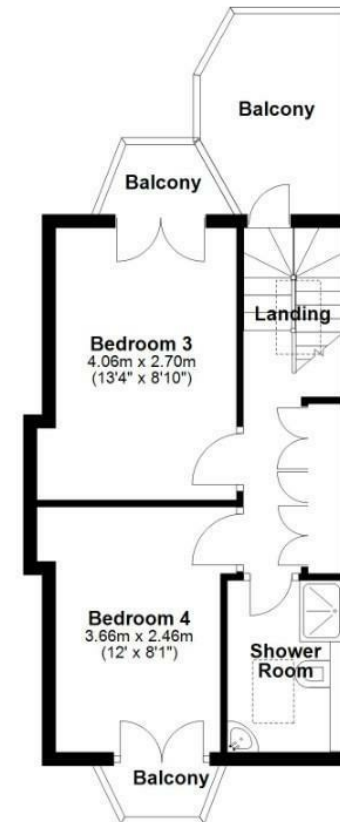
First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



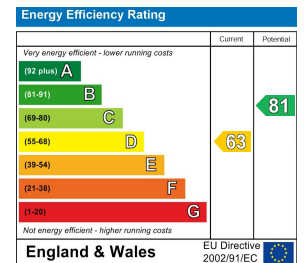
Second Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 181.1 sq. metres (1949.6 sq. feet)

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



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.



