



17 Montague Road, Cambridge, CB4 1BU
Guide Price £895,000 Freehold



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A SIGNIFICANTLY EXTENDED 4-BEDROOM, END OF TERRACE HOUSE WITH PRIVATE GARDENS AND SUMMER HOUSE, LOCATED WITHIN THE DESIRABLE DE FREVILLE CONSERVATION AREA, JUST NORTH OF THE RIVER AND MIDSUMMER COMMON.

- 1487 sqft / 138 sqm
- Bay-fronted, end of terrace period home
- Open plan living
- Communal Electric Vehicle (EV) chargers
- Rear single-storey extensions and loft conversion pre-2000
- 4 double bedrooms, 3 receptions, 2 bathrooms
- Built circa 1900
- Residents permit parking scheme
- EPC – D / 64
- Private rear garden with summer house and pedestrian side access

17 Montague Road is an attractive bay-fronted, end of terrace family home providing extensive accommodation over three floors, approaching 1500 sqft. The property is located towards the De Freville Avenue end of Montague Road and offers a mature and private garden benefitting from pedestrian side access and a large summer house with a veranda.

Extended and improved accommodation retaining attractive period features comprises an entrance hall, a dual aspect sitting/dining room with a bay window overlooking the front aspect, a period fireplace and glazed French doors opening to the hallway. A broad and extended kitchen/dining room offers space for a sofa area and enjoys a high degree of natural light. There is an extensive and well-equipped kitchen with working surfaces and space for various freestanding appliances. Off the kitchen, there is a storage area and space for a fridge/freezer to the right and a WC plus utility space to the left, then a bright and airy garden room with a vaulted ceiling providing access to and views of the garden.

Upstairs, the first-floor level offers a refitted family bathroom suite with a separate shower cubicle and three double bedrooms. Bedroom three has a vaulted ceiling, Velux windows and is currently set up a study.

The second-floor principal bedroom provides ample built-in storage cupboards and a wash hand basin. Lovely views of established surroundings can be admired from the glazed French doors to a Juliet balcony.

Outside, the property is set behind a walled front garden with a tiled pathway leading to the front entrance door. Gated side access leads to a mature and private rear garden with a large, paved terrace area and a well-constructed and versatile summer house with power and lighting.

Location

The property is situated on the sought after De Freville estate just to the north of the river Cam. There is local shopping and cafes close by at Mitcham's Corner and on Chesterton Road. There is primary schooling at Milton Road and secondary schooling at Chesterton Community College and a range of independent schools are within easy reach. The city centre can be approached by foot or by bicycle via the Fort St George footbridge leading to Midsummer Common and Jesus Green.

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.

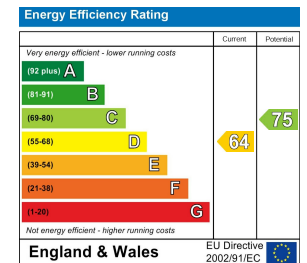






Total area: approx. 138.2 sq. metres (1487.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.



