

50 Thornton Way, Cambridge, CB3 0NJ

Guide Price £750,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SIGNIFICANTLY IMPROVED 1950'S DETACHED FAMILY HOUSE EXTENDING TO 1258 SQFT, WITH GARAGE AND PRIVATE SURROUNDING GARDENS ON THORNTON WAY.

- Extended 1950's detached house
- 1258 sqft / 116 sqm
- Driveway parking and garage
- Solar PV panels & storage batteries
- Gas-fired heating to radiators
- 3 bedrooms, 3 reception rooms, 2 bathrooms
- Private surrounding gardens with outbuildings
- Comprehensively refurbished in recent years
- Plot size - appox 0.11 acres
- EPC - C / 73

This 1950's detached house, located off Huntingdon Road, has recently undertaken a full and comprehensive refurbishment programme, which includes new double glazing throughout, Solar PV panels (4,856 kW), storage batteries and a stylish interior design with refitted kitchen and bathroom.

The property measures 1258 Sq. ft in total and provides a practical layout with spacious bedrooms and connecting reception rooms, ideal for entertaining. All principal reception rooms offer views of and access to private surrounding grounds. The property occupies a generous and established plot which benefits from a high degree of privacy. Located towards the end of Thornton Way, the property is within easy reach of Girton Village, Cambridge City centre, excellent schools and the city boundary.

The accommodation comprises a panelled entrance hall with WC, wrap-around sitting room with bi-folding and sliding doors opening to a paved terrace area, a well-equipped and stylish farmhouse style kitchen and impressive dining room with vaulted ceiling. A useful utility room and store are located to the rear of the garage and can be accessed from the kitchen.

Upstairs, a spacious first-floor landing with concealed double storage cupboard leads to a modern bathroom suite and three spacious double bedrooms, all providing built-in wardrobes.

Outside, mature surrounding gardens are predominately laid to lawn with high hedging to boundaries. There is a paved terrace area adjacent to the sitting room, driveway parking to the front and a modern storage unit, hidden from the rear garden.

Location
Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and the property is also within the catchment area for the Girton Glebe Primary School and Impington Village College. Girton, a village with its own golf course, tennis club and convenient village store, is situated on the edge of open countryside offering the opportunity for pleasant walks. A Sainsburys supermarket can be found in Eddington whilst other shops can be found in nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage. Solar panels

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

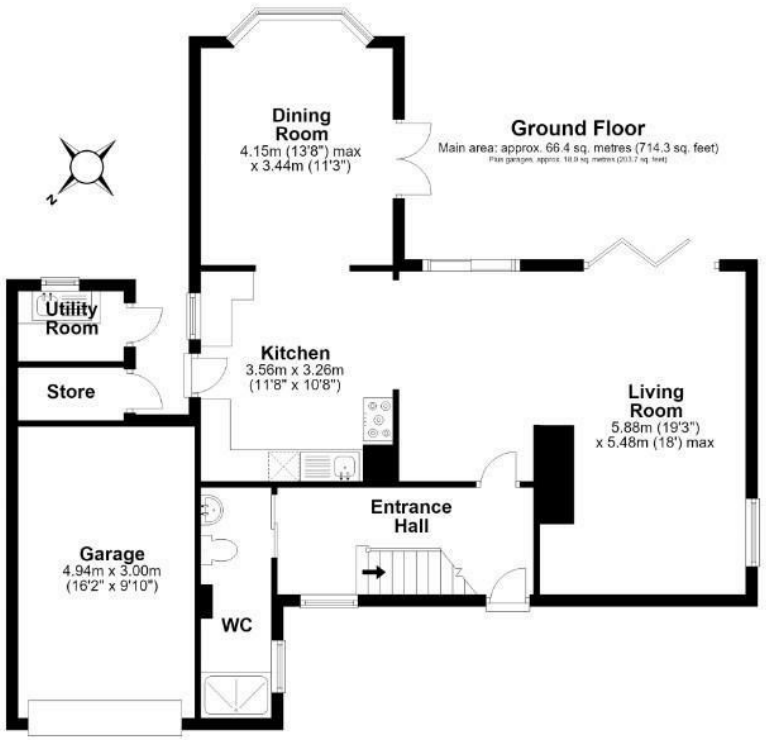
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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



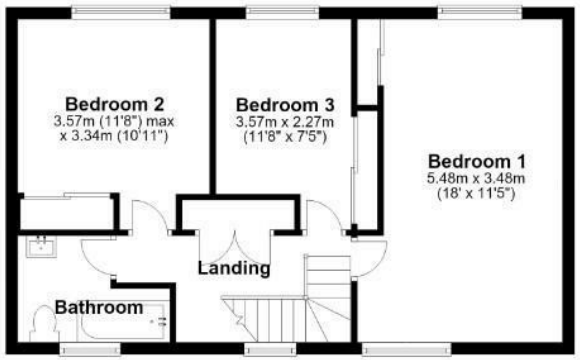



SEBASTIAN



First Floor

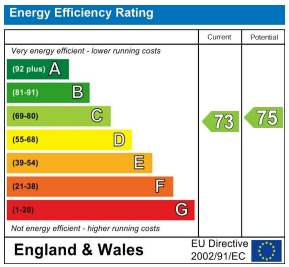
Approx. 50.6 sq. metres (544.5 sq. feet)



Main area: Approx. 116.9 sq. metres (1258.8 sq. feet)

Plus garages, approx. 18.9 sq. metres (203.7 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
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.















