



7 Springfield Road, Cambridge, CB4 1AD
Guide Price £695,000 Freehold



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A SPACIOUS 3-BEDROOM DETACHED RESIDENCE PROVIDING IMPRESSIVE ACCOMMODATION WITH A WEST-FACING REAR GARDEN ON SPRINGFIELD ROAD, MOMENTS FROM MITCHAM'S CORNER AND JESUS GREEN.

- 1160 sqft / 107 sqm
- 3 bedrooms, 2 receptions, 2 bathrooms
- Later extended to add first floor accommodation
- West-facing landscaped rear garden
- Milton Road Primary School & Chesterton Community College catchment
- Detached house
- Built in the 1960s
- Street parking
- Gas central heating to radiators
- Prime city location close to Midsummer Common and Jesus Green

7 Springfield Road stands detached in a prime central location, just north of the river, within easy reach of large open green spaces, outstanding schools and the historic centre.

The property was built in the 1960s and later remodelled and extended and to create all first-floor accommodation. This lovely family home offers spacious and flexible accommodation with a superior finish and benefits from a high degree of natural light.

The accommodation comprises an impressive open reception hall with a feature staircase providing bespoke concealed storage solutions. A large, comfortable sitting room with two sash windows and made-to-measure shuttering has attractive wood flooring and inset ceiling spotlighting. The kitchen/dining room is located at the rear and provides access to and views of the garden. The modern kitchen provides an extensive range of matching units and drawers with integrated appliances and quartz working surfaces and a breakfast bar. The dining area provides further built-in storage and bifold doors open to a patio area. A ground floor bathroom and a large walk-in storage cupboard complete this level.

Upstairs, the first-floor landing leads to a built-in storage cupboard, a family bathroom suite and three comfortable bedrooms.

The rear garden has a west-facing aspect and has been landscaped to provide two separate seating areas, a raised lawn with established surrounding borders, storage sheds and gated side access.

Location

Springfield Road is a charming small street, very conveniently situated just off Mitcham's Corner, off Chesterton Road and being about 1 mile north of the city centre. It is very well placed with easy access to the River, Midsummer Common and Jesus Green, together with the city centre, where there is an excellent range of facilities and amenities. Mitcham's Corner itself has a good and varied selection of local shops.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

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

Viewing

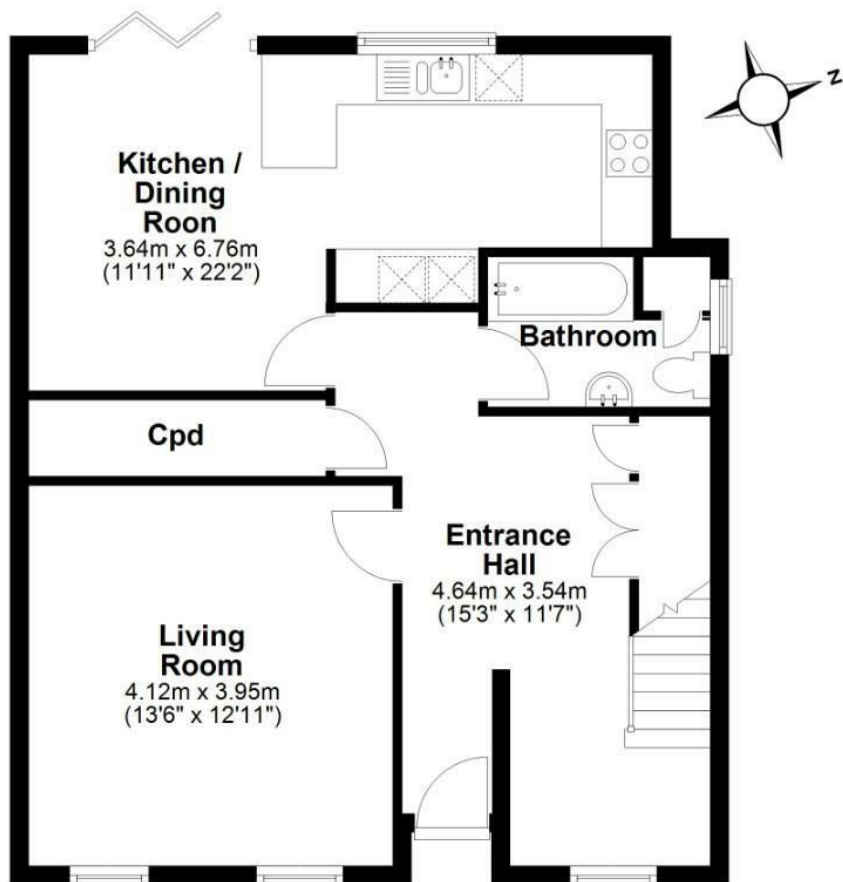
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 107.8 sq. metres (1160.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

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