36 Hemingford Road, Cambridge, CB1 3BZ

Guide Price £775,000 Freehold

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A BEAUTIFULLY PRESENTED FOUR-BEDROOM VICTORIAN HOME OFFERING ELEGANT PERIOD PROPORTIONS, EXCEPTIONAL FAMILY ACCOMMODATION AND A THOUGHTFULLY DESIGNED EXTENSION.

- Victorian house
- 1276 sqft / 118 sqm
- Gas-fired central heating to radiators
- EPC - C / 69
- Extended property with contemporary and period features
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Built circa 1900s
- Plot size - approx 0.06 acres
- Council tax band - D
- On street parking. This is not a residents permit parking area

Behind its handsome painted brick façade, this impressive Victorian home has been sensitively extended and meticulously improved to create a light-filled family house of approximately 1,276 sqft arranged over three floors.

Period character sits comfortably alongside modern living. Original proportions, fireplaces and sash-style windows combine with a striking rear extension, creating generous reception space that flows naturally into the kitchen and breakfast room. The result is a home equally suited to everyday family life and entertaining.

The welcoming entrance hall leads through to an elegant sitting room with a feature fireplace, opening into a spacious dining room. Together, these rooms provide flexible open-plan living while retaining a sense of individual character.

To the rear, the extended kitchen and breakfast room is flooded with natural light from a large roof lantern and wide glazing overlooking the garden. Thoughtfully designed with painted cabinetry, timber worktops and ample preparation space, it offers an informal dining area with direct access onto the patio, creating an effortless connection between house and garden.

The first floor provides two well-proportioned bedrooms and third study/cot room, together with a beautifully appointed contemporary shower room finished with large-format porcelain tiling, walk-in rainfall shower and quality sanitaryware.

Occupying the entire second floor, the principal bedroom enjoys generous proportions, useful eaves storage and the benefit of a ensuite bathroom.

Outside, the enclosed rear garden has been designed for low-maintenance enjoyment, mostly laid to lawn, with attractive patios providing an ideal setting for outdoor dining and entertaining, framed by mature planting and established trees which create a surprisingly private backdrop.

Location
Hemingford Road is situated in the fashionable Romsey Town area, being within walking or cycling distance of the railway station and the city centre. A wide range of local shopping is available on Mill Road with a range of independent shops, cafés and restaurants along with private and state schools for all age groups in the city. Addenbrooke's Hospital and Biomedical Campus are within easy reach. Vinery Road recreation ground is located at the bottom of Hemingford Road.

Tenure
Freehold

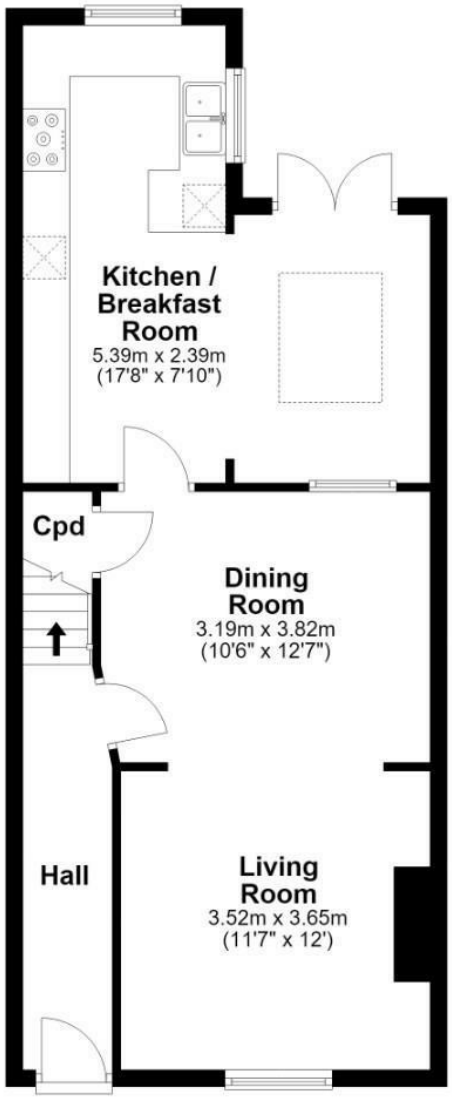
Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

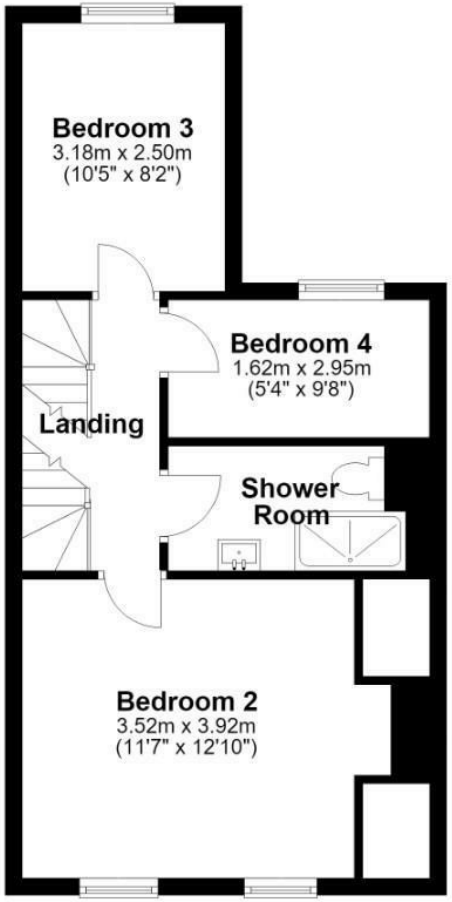
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

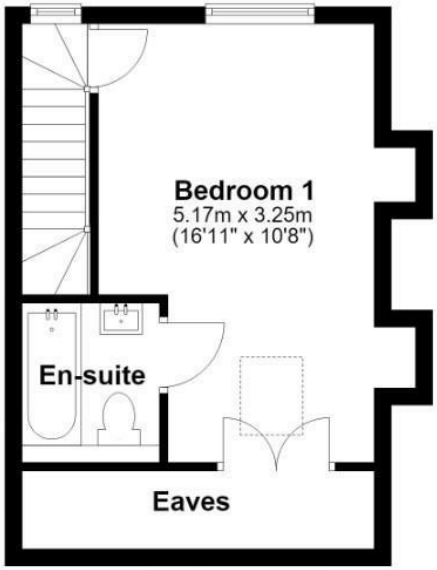
Ground Floor
Approx. 51.9 sq. metres (558.9 sq. feet)



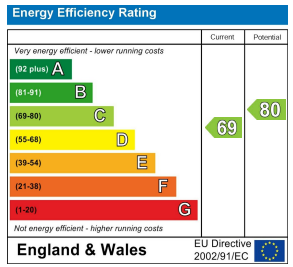
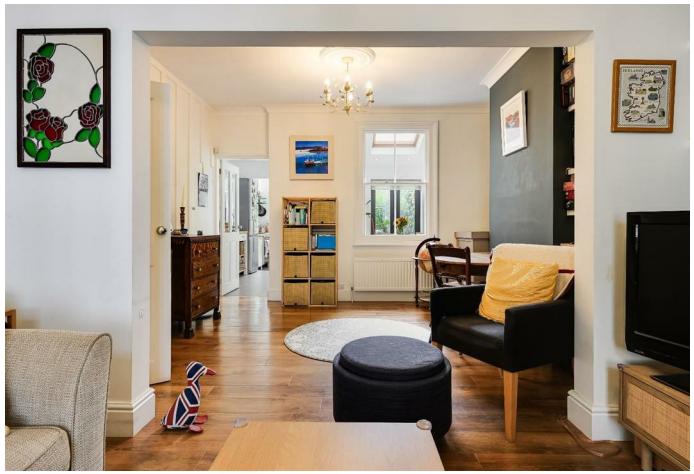
First Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



Second Floor
Approx. 26.5 sq. metres (285.3 sq. feet)



Total area: approx. 118.6 sq. metres (1276.3 sq. feet)



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.