75 St. Andrew's Road, Cambridge, CB4 1DH

Guide Price £825,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MODERN, 3-STOREY TOWNHOUSE OFFERING WELL-PRESENTED AND VERY GENEROUSLY PROPORTIONED ACCOMMODATION INCLUDING 5 BEDROOMS, OCCUPYING A HIGHLY SOUGHT-AFTER NORTH CITY LOCATION CLOSE TO THE RIVER CAM AND BACKING ONTO CHURCH GROUNDS.

- 170 sqm / 1,831 sqft
- Built in 2003
- Generous kitchen/dining room
- Driveway parking
- Gas central heating to radiators
- Sizeable, 5-bedroom townhouse
- 4 double bedrooms, 4 baths/shower rooms
- 7.70 m x 5.03 m first floor living room
- Total plot size - approx 0.05 acres
- Two southeasterly balconies and landscaped rear garden

A well-proportioned modern townhouse, constructed in 2003 and situated on the sought-after St Andrew's Road in Chesterton, Cambridge. The property offers versatile accommodation arranged over three floors, with a landscaped rear garden, balconies, and the benefit of a converted garage forming an additional ensuite double bedroom.

The ground floor is accessed via an entrance hall, leading to the principal kitchen/dining room measuring approximately 6.59m x 5.04m and including a useful storage cupboard. This space is fitted with a range of wall and base units, granite work surfaces, and integrated appliances including an oven, five-ring gas hob with an extractor hood over, a fridge/freezer, a dishwasher, and a washing machine. At the front, the former garage has been converted to provide a comfortable double bedroom with an ensuite comprising a shower enclosure, a pedestal wash basin, a heated towel rail and a WC.

On the first floor, the superb living room extends across the full width of the property (7.70m x 5.03m) and provides access to a southeasterly balcony. A generous double bedroom is located to the rear, with fitted wardrobes and a three-piece ensuite shower room.

The second (top) floor includes the master bedroom suite, which features a walk-in wardrobe, ensuite shower room with a three-piece suite, and access to an impressive, spacious balcony which has a southeasterly aspect. Two additional bedrooms are positioned on this level, served by a family bathroom comprising a panelled bath with a shower over, a pedestal wash basin, a heated towel rail and a WC.

Externally, the delightful landscaped rear garden is sub-divided by trees and hedgerows and features paved seating areas, gravelled sections, a raised pond, and established planting. The garden is enhanced further with ground lighting to the trees, lighting built into the pond and landscape pillar lights in the 'water garden' section.

It is enclosed by fencing and has a timber shed with power connected and a pedestrian access gate at the rear. To the front, there is driveway parking for a small vehicle with an integrated EV charging port and a retained storage area.

Location
St Andrew's Road is conveniently located to the north of Cambridge city centre, providing straightforward access to a broad range of amenities and transport links. Cambridge North railway station is within easy reach, offering regular services to London and the wider network, while the Cambridge Science Park and Business Park are also nearby. The River Cam is a short distance away, with attractive riverside walks and established cycle routes providing access into the city.

Everyday shopping is well catered for, with a large Tesco Superstore off Newmarket Road and a further range of facilities at Mitcham's Corner, including convenience stores, cafés, and independent retailers. The Grafton Centre and city centre amenities are also readily accessible.

The area is also highly regarded for schooling, with Milton Road Primary School and Chesterton Community College both boasting 'outstanding' Ofsted ratings.

Tenure
Freehold

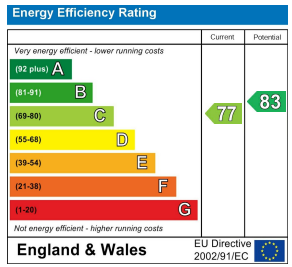
Services
Main services connected include: water, electricity, gas and mains drainage.

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 /leasehold interest.

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

Approx. gross internal floor area 170 sqm (1830 sqft)



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.