



21 Metcalfe Road, Cambridge, CB4 2DB
Guide Price £750,000 Freehold



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A 4-BEDROOM, 1950'S SEMI-DETACHED HOUSE PROVIDING EXTENDED FAMILY ACCOMMODATION OVER THREE FLOORS WITH A LARGE SOUTH-FACING REAR GARDEN, DETACHED GARAGE, AND OFF-STREET PARKING, LOCATED ON METCALFE ROAD.

- An extended semi-detached family home providing accommodation approaching 1390 sqft
- Large and established south-facing rear garden
- Catchment for Chesterton Community College
- Gas-fired combination boiler to radiators

4 bedrooms – first-floor family bathroom – sitting room – dining room – garden room – kitchen – reception hall & porch – cloakroom/WC – driveway parking – detached garage & bicycle store – large rear garden

This attractive, bay-fronted family home offers improved and well-presented accommodation approaching 1390 sqft and large, mature grounds benefitting from a southerly aspect. Situated along an established tree-lined avenue on the north-side of the city, just 500 yards from Chesterton Community College and within walking distance to Jesus Green and the city centre.

The property is set back from the road behind neat and established gardens providing off-street parking and secure access to the rear. A useful enclosed porch leads to a wide reception hall with a staircase to the first floor and a cloakroom/WC. The sitting room has an opening to the dining room, a broad bay-window overlooking the front aspect and an inset wood burning stove. The dining room has attractive wood-effect flooring and connects to the garden room via glazed sliding doors. The garden room has been improved in recent years from the installation of a solid pitched roof. This is a bright and comfortable room with access to and complete views of the garden. A well-equipped, modern kitchen with extensive storage, countertops with matching upstands and plumbing and space for freestanding appliances completes the ground floor accommodation. Upstairs, the first-floor landing leads to a family bathroom, three spacious first-floor bedrooms and a staircase leading to the second-floor bedroom.

Outside, the rear garden has been lovingly designed and well-stocked with a variety of seasonal plants, flowers and shrubs to provide colour and scent all year round. There is a hardstanding side area set behind tall wooden gates, which leads to a detached garage with power and lighting. A paved patio area set around the garden room provides a pleasant outside dining space to one side. An extensive lawn with mature trees and shrubs continues the length of the garden. There is a useful timber shed and a secure bicycle store adjoining the garage.

Location

Metcalfe Road situated off Gilbert Road via Courtney Way and Carlton Way, forms part of an established and highly-regarded residential area with access to good local facilities and well placed for access into the city centre, University, Science/Business Parks and Cambridge North Station. There are local shopping facilities available on Milton Road, Mitcham's Corner and Histon Road with Chesterton Community College close by. Leisure facilities for public use are available at Chesterton Community college, which includes a gym, swimming pool and a variety of classes. Midsummer Common, Jesus Green and the River Cam are just a short walk away.

Tenure

Freehold

Services

All mains services connected.

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

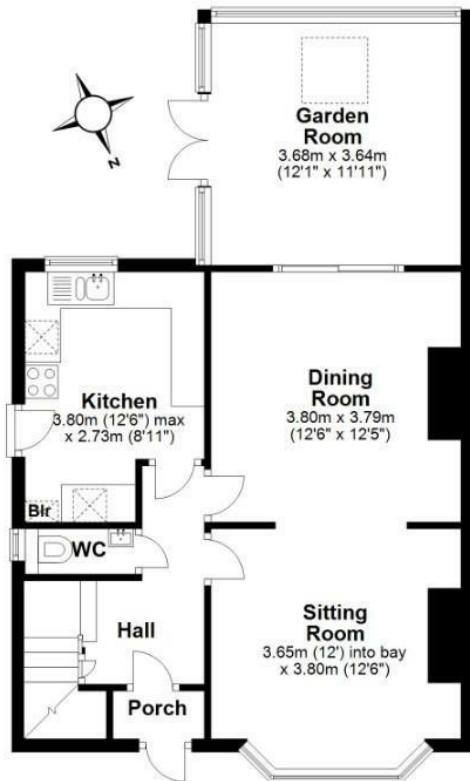
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





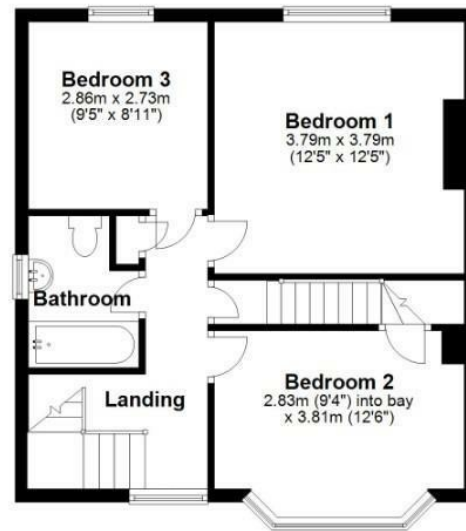
Ground Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



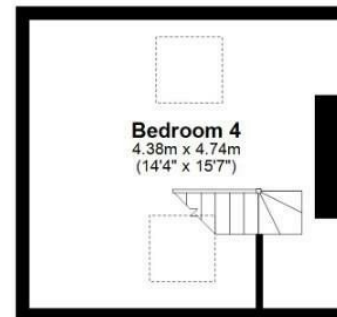
First Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



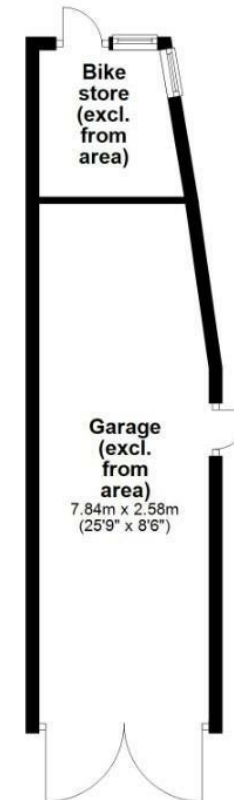
Second Floor

Approx. 20.8 sq. metres (223.5 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 129.1 sq. metres (1389.3 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

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.



