



5 Babraham Road, Cambridge, CB2 0RB
Guide Price £900,000 Freehold



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AN ATTRACTIVE 1920'S, DETACHED HOUSE OCCUPYING A LARGE PLOT WITH GENEROUS FRONTAGE AND ESTABLISHED GARDENS, PERFECTLY POSITIONED FOR ACCESS TO ADDENBROOKE'S HOSPITAL, THE BIOMEDICAL CAMPUS AND EXCELLENT SCHOOLS.

- 1695 sqft / 157 sqm
- Attractive detached house built in 1925
- Plot size - 0.29 acres
- Oil-fired heating to radiators
- Driveway parking & large established rear garden
- 3 bedrooms, 3 receptions, 2 bathrooms
- Large kitchen/breakfast room
- Ground floor extension added in 1986
- No onward chain
- EPC – E / 41

This charming and well-maintained detached cottage on Babraham Road, was built in 1925 of red brick elevations under a plain tiled roof with attractive dormer windows. The property was later extended in 1986 to create additional ground floor accommodation. The accommodation now extends to 1695 sqft and offers scope for further expansion and alteration. Set in large established grounds, within walking distance to Addenbrooke's Hospital and nearby outstanding schools.

The property is set back and well-screened from the road behind extensive frontage, which provides a large parking area with secure access to the rear garden.

An attractive timber porch provides cover and leads to the entrance door. The spacious reception hall leads to a large shower room with a WC and wash handbasin, a deep storage cupboard housing the boiler, three receptions rooms, which include a study/snug, a bright and broad living room with replacement double-glazed sash windows and a well-proportioned dining room with Velux windows and French doors opening to the garden. A part-vaulted modern kitchen/breakfast room provides an extensive range of contemporary units and drawers, working surfaces, inset sink, integrated appliances and space for freestanding appliances and an attractive and practical tiled floor.

Upstairs, the first-floor landing area leads to a modern bathroom suite and three double bedrooms.

Outside, there is a large and established rear garden, which is predominately laid to lawn with mature trees and hedging.

Location

Babraham Road is situated on the south side of the city and forms part of a popular residential area. Local shopping is available on Hills Road, Cherry Hinton Road, Cambridge Leisure Park and the concourse at Addenbrooke's Hospital. Primary schooling is at the Morley Memorial Primary School and secondary schooling is at Netherhall or Coleridge Community Colleges. It is also well situated for Hills Road and Long Road Sixth Form Colleges and private schooling for all age groups.

The property house is within walking distance of Addenbrooke's Hospital / Biomedical Campus, and is also well placed for the Babraham Institute and Granta Park. Cambridge mainline train station is approximately 2 miles away and the A11 leading to the M11 is approximately 4 miles along the Babraham Road.

The Gog Magog Golf Club and Wandlebury Country Park are also a short distance away as is the multi-award winning Gog Magog Farm Shop with its craft butcher, deli and café.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage. There is no mains gas to the property. The boiler is oil-fired.

Statutory Authorities

Cambridge City Council
Council Tax Band - G

Fixtures and Fittings

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

Viewing

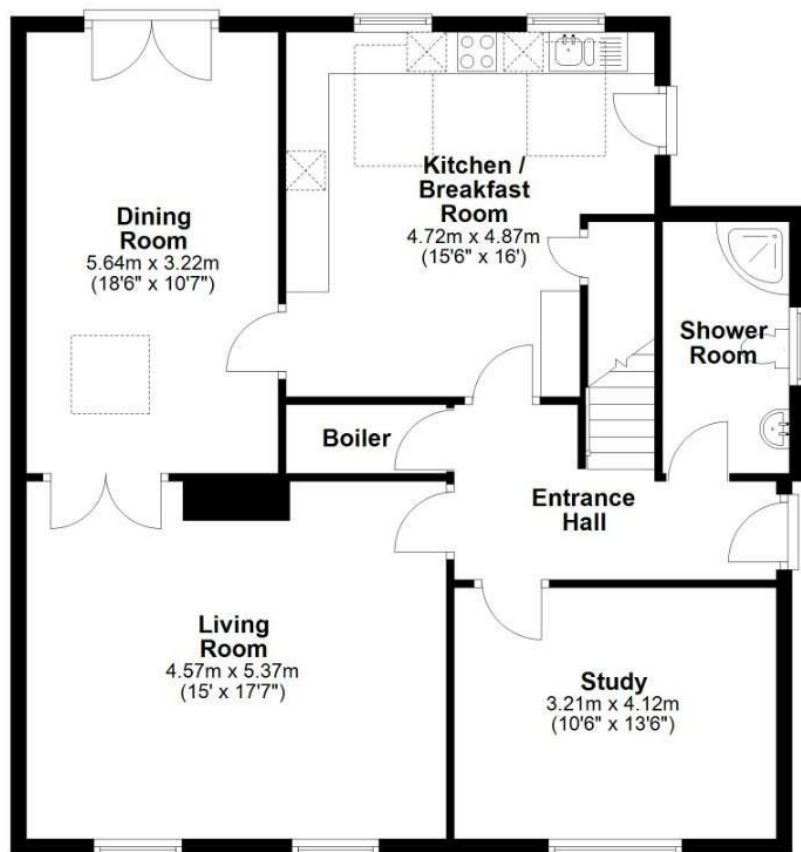
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 94.7 sq. metres (1019.7 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 156.8 sq. metres (1688.2 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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