





Roseford Road is a well-established and popular residential location in north Cambridge, offering a balanced blend of suburban calm and excellent connectivity to the city centre. The area is particularly well regarded for its generous plot sizes, tree-lined surroundings and strong sense of community, making it appealing to families, professionals and those looking to settle long term. Cambridge city centre is easily accessible by bicycle, car or public transport, providing a wide range of shopping, dining and cultural amenities. Cambridge North Station, the Science Park and Business Park are all within convenient reach, while the A14 and M11 offer excellent road links to London and the wider region. Local amenities, schooling and green spaces are close by, with nearby parks and pleasant walking routes adding to the area's appeal. Roseford Road itself is characterised by well-maintained homes and mature gardens, contributing to its reputation as a consistently desirable address within the city.

\*\*\*360 Degree Virtual Tour Available on Request\*\*\*

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this well-presented three-bedroom semi-detached property, located on the ever-popular Roseford Road. The property benefits from off-road parking for two vehicles, a garage, generous internal accommodation and an exceptionally long rear garden measuring approximately 180 feet.

The property is approached via a smart gravel driveway providing parking for two vehicles, with access to the garage and front entrance. Upon entering, you are welcomed into a spacious entrance hall, with doors leading to the downstairs cloakroom, kitchen and dining area, along with stairs rising to the first-floor landing.

The cloakroom is neatly presented and fitted with a low-level W.C. and wash hand basin, ideal for guests. The kitchen is bright and contemporary, featuring gloss-fronted wall and base units and a range of integrated appliances, including an oven with hob and extractor over, microwave, dishwasher and washing machine. A patio door from the kitchen opens directly onto the rear garden, allowing natural light to flood the space.

The dining area is positioned to the rear of the property and also benefits from doors opening out to the garden, making it ideal for both everyday family life and entertaining. This

area flows seamlessly into the living room, which enjoys a pleasant front aspect and provides a comfortable and welcoming space to relax.

Upstairs, the landing gives access to three well-proportioned bedrooms and the family bathroom. The bathroom is finished to a modern standard and comprises a four-piece suite, including a corner bath, separate shower cubicle, wash hand basin and low-level W.C. The main and second bedrooms offer generous space, with the third bedroom lending itself well to use as a child's room, guest room or home office.

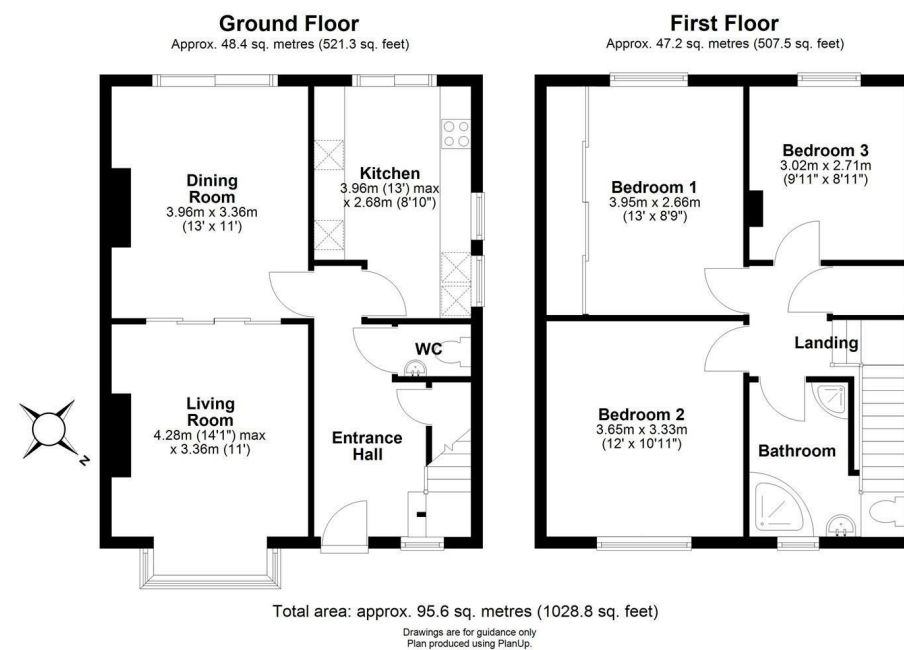
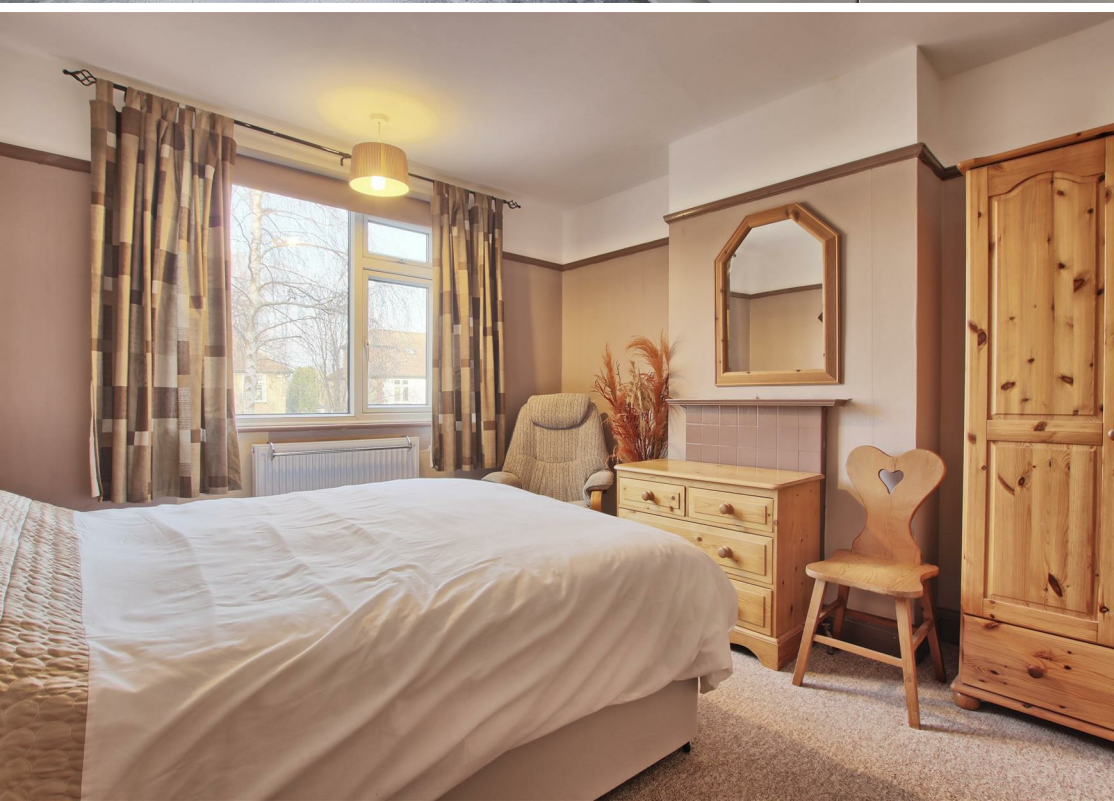
Externally, the rear garden is a standout feature of the property. Measuring approximately 180 feet in length, it is predominantly laid to lawn and bordered by mature hedgerow and planting, providing a high degree of privacy. A shed is positioned within the garden, offering useful storage, while the overall size presents excellent potential for further landscaping, entertaining areas or future extension (subject to the necessary consents).

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agent notes

Tenure: Freehold  
Council Tax band: D





| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>86</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            | <b>61</b> |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |



