



Kings Road, Cambridge, CB3 9DY

**CHEFFINS**

## Kings Road

Cambridge,  
CB3 9DY

- Spacious Family Home
- Available 20/07/2026
- Unfurnished
- EPC: C
- Council Tax Band: G
- Gas Central Heating
- Garage & Private Driveway
- Garden

A desirable 4 Bedroom detached home in a select location close to university sports grounds within the sought after Newnham district of the city. The accommodation comprises entrance hall, kitchen/dining room, 2 further reception rooms, utility room, cloakroom, 2 double bedrooms with en-suites, 2 further bedroom and family bathroom. Private driveway, detached garage and enclosed landscaped rear garden. We regret no sharers. Unfurnished. Available 20/07/2026. EPC: C and Council Tax Band: G.

4 3 2

**£4,100 PCM**





## LOCATION

The property occupies an outstanding position in the prestigious Newnham district and is within a short distance of an excellent range of local amenities including a local supermarket, butchers/delicatessen, grocers, inn/restaurant and access to Lammas Land and Grantchester Meadows. Newnham is conveniently located just one mile to the west of the city and is considered to be one of the most desirable and sought after locations within Cambridge and is well placed for access to major routes including the M11 motorway.

## ENTRANCE PORCH

with carriage lamps, four panelled timber entrance door with double glazed fan light above leading into:

## RECEPTION HALLWAY

full height vaulted ceiling with double glazed rooflight, staircase rising to the first floor with natural timber handrail, painted spindles and newel posts with understairs storage cupboard with pressurised hot water cylinder and underfloor heating controls, wooden flooring with recessed matwell, underfloor heating, ceiling with inset downlighters, coats cupboard with hooks.

## CLOAKROOM

fitted with white suite comprising dual flush w.c. and pedestal wash hand basin with mixer tap and pop-up waste, half tiled walls, tiled floor, moulded cornicing, extractor fan, underfloor heating.

## KITCHEN/DINING ROOM

The kitchen is fitted with a good range of storage cupboards and drawers with white working surfaces with one and a half bowl single drainer sink unit with drinking water tap, waste disposal, Neff electric oven, Neff electric hob with stainless steel splashback and extractor hood above. Island unit with cupboards below and electric power, pull-out larder cupboard, coving, downlighters, a pair of twin double glazed French doors to the rear leading out to the garden.

## SITING ROOM

Open fireplace (smokeless fuel only) with Adam style surround, slate hearth and slips, range of fitted adjustable bookshelving, moulded cornicing, inset downlighters, floor mounted sockets, double glazed window to the front with half shutters, underfloor heating.

## SUN ROOM

with feature vaulted ceiling with double glazed roof and remote control opening Velux rooflights, tiled flooring, underfloor heating, double glazed windows and doors to the rear enjoying an open vista over the rear gardens.

## UTILITY ROOM

white working surfaces, inset single drainer sink unit, washer dryer, wall shelving, coved ceiling, extractor fan, cupboard housing gas fired boiler, heated towel rail/radiator, tiled floor, double glazed window to the front with shutters.

## BEDROOM

moulded cornicing, inset downlighters, wooden flooring, twin double glazed French doors to garden, double glazed windows to garden and double glazed window to the side with shutter.

## EN-SUITE SHOWER ROOM

walk-in tiled shower, drencher shower head, hand held rose, wash hand basin with mixer tap, low level dual flush w.c., heated towel rail, radiator, tiled floor, extractor fan, double glazed window to the side with shutters.





## ON THE FIRST FLOOR

### GALLERIED LANDING

wooden flooring.

### BEDROOM 1

with tall ceilings, downlighters, wooden flooring, radiator, range of fitted wardrobe cupboards with storage above, double glazed window.

### EN-SUITE BATHROOM

with panelled bath with mixer shower tap, pedestal wash hand basin, low level w.c., part tiled walls, fitted mirror with lighting, heated towel rail/radiator, double glazed dormer window to the front.

### BEDROOM 2

with tall ceilings, inset downlighters, radiator, wooden flooring, fitted wardrobe cupboards with storage above, double glazed window to the rear.

### BEDROOM 3

tall ceilings, fitted wardrobe cupboard with storage above, radiator, double glazed window to the front.

### FAMILY BATHROOM

fitted with white three piece suite comprising; panel bath with mixer/shower tap and tiling to splashback, low level WC and pedestal, hand wash basin with mixer tap, extensive ceramic wall tiling, heated towel radiator, fitted mirror and double glazed Velux roof light.

## OUTSIDE

The property stands comfortably within its

own generous plot with vehicular and pedestrian access via 5-bar gates to a gravelled driveway with flowering and shrub beds, gated access to the side, outside lighting and DETACHED GARAGE with timber weatherboarded elevations underneath a pitched tiled roof, block paved flooring, power and light connected, storage shelf, double glazed Velux rooflight, twin timber doors to the front.

Rear garden of good size with large paved patio area and pathway. gravelled beds with box hedging, lawned area with rose arch and fruit trees, enclosed by hedging, fencing, offering a degree of seclusion and privacy.

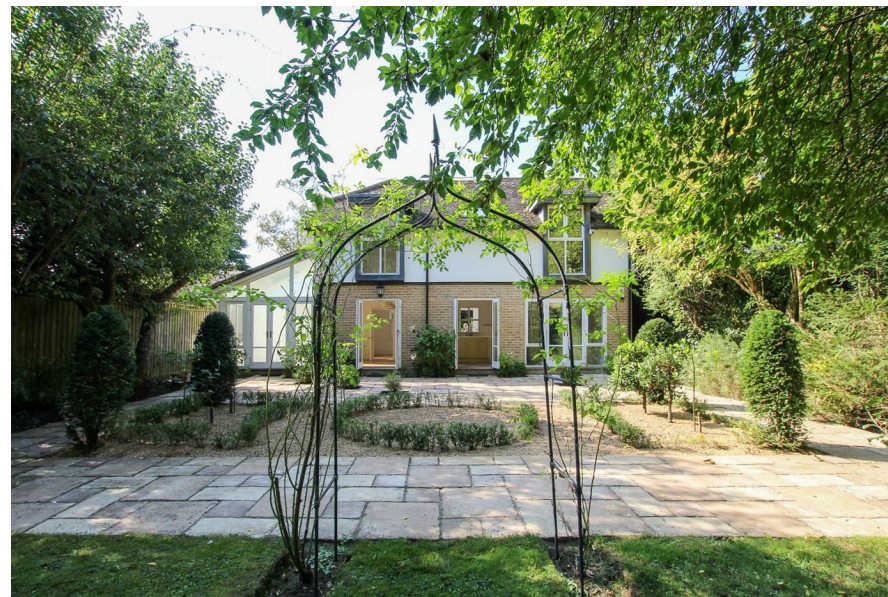
## LETTING AGENT NOTES

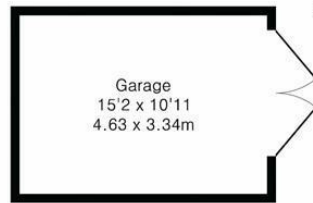
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £946

Deposit - £4730

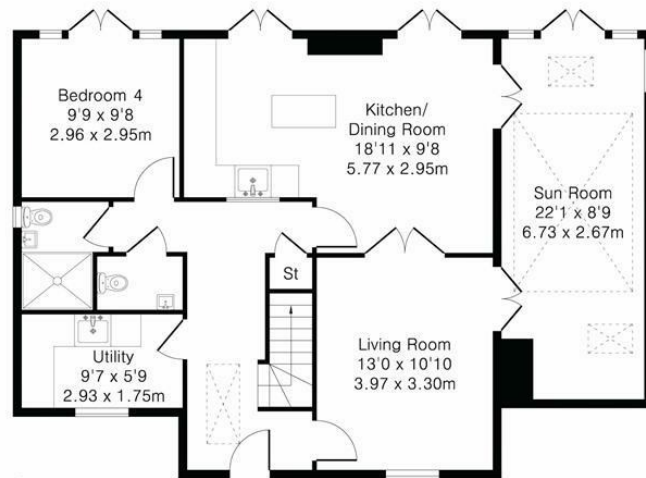




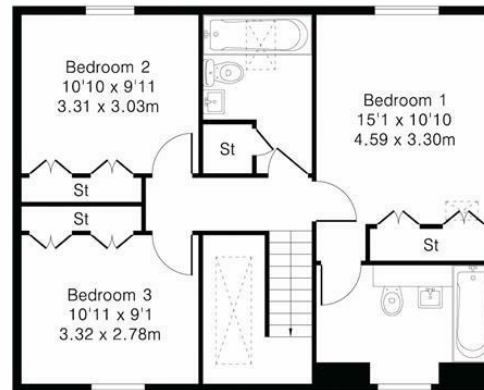


Garage

Approximate Gross Internal Area 1582 sq ft – 147 sq m  
 Ground Floor Area 929 sq ft – 86 sq m  
 First Floor Area 653 sq ft – 61 sq m  
 Garage Area 166 sq ft – 15 sq m



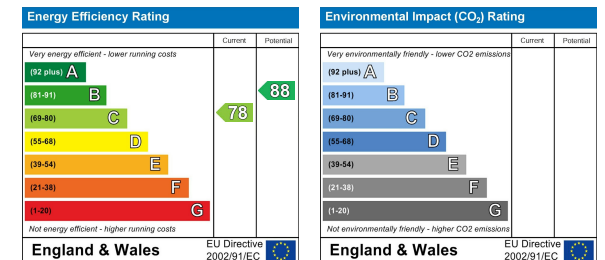
Ground Floor

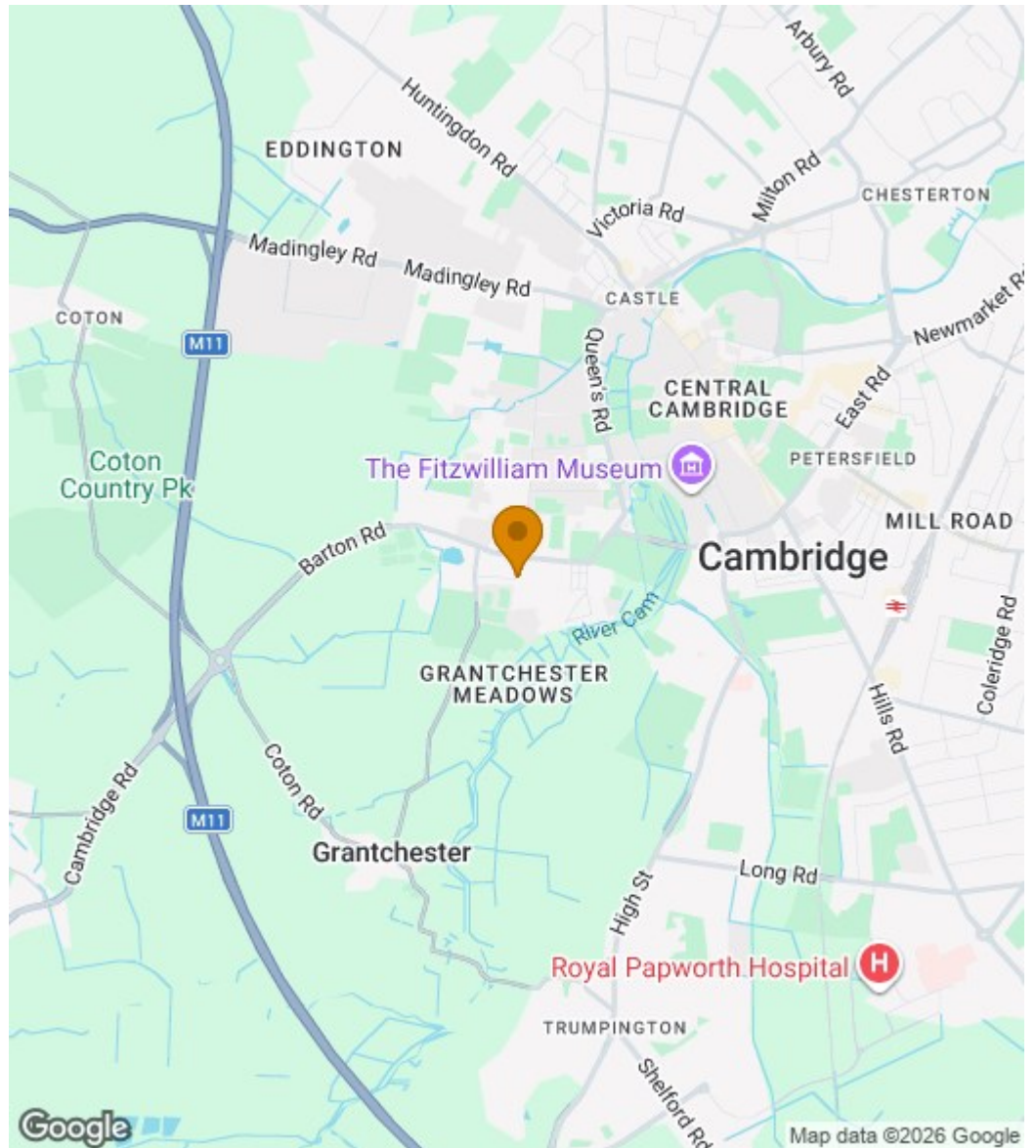
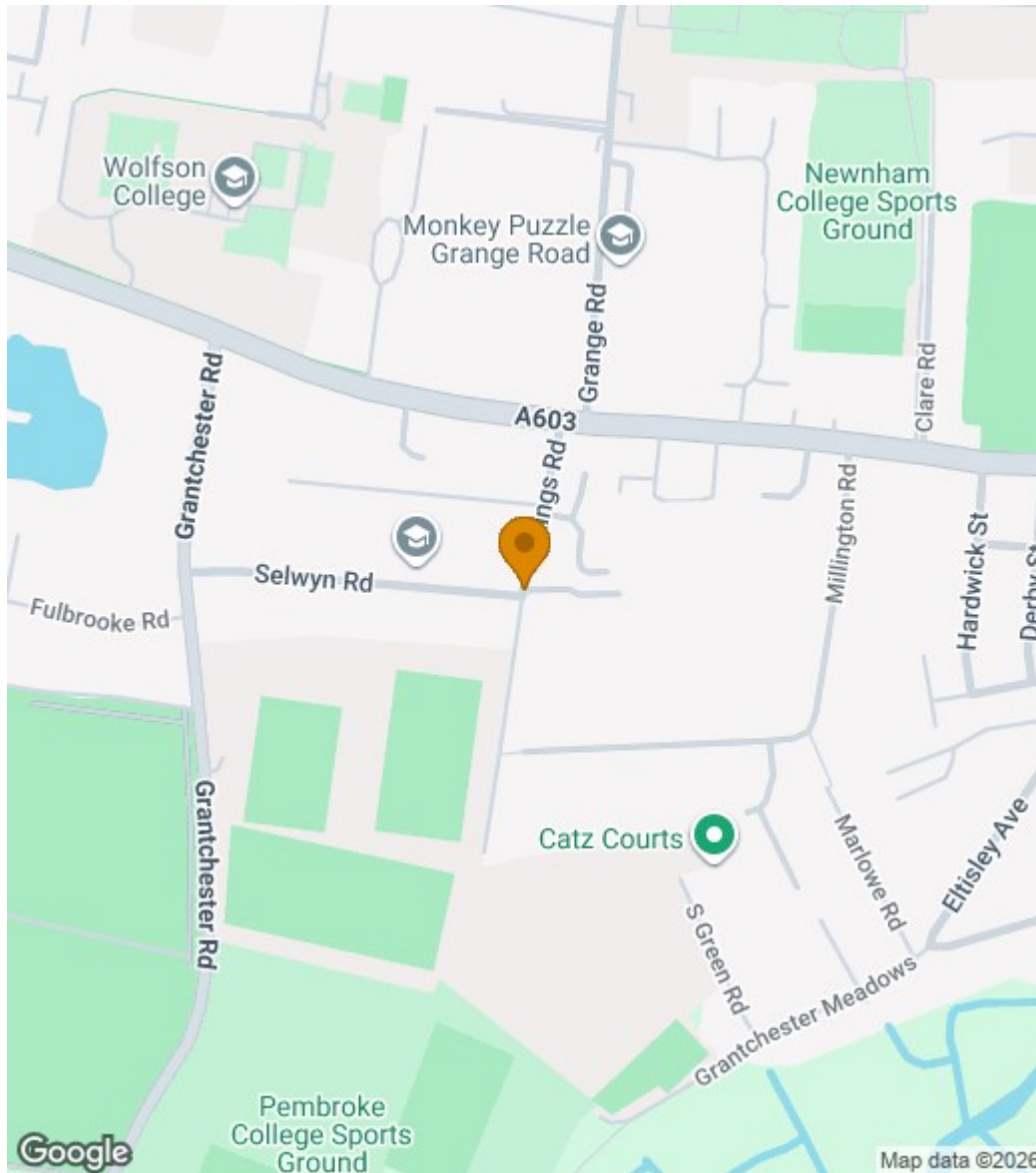


First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

