Lyndewode Road, Cambridge, CB1 2HL

CHEFFINS

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Cambridge,
CB1 2HL

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Guide Price £1,850,000

A handsome and substantial semi-detached Edwardian residence of generous proportions, incorporating many attractive features including tall ceilings, cornicing and fireplaces. Occupying a most convenient central city location close to Cambridge University Botanic Gardens, a range of local amenities and good schooling, the property has a good sized enclosed rear garden, as well as off road parking with EV charger.

LOCATION

Lyndewode Road is a highly regarded central Cambridge location, conveniently positioned approximately 0.4 miles from Cambridge railway station, providing regular services to London and other destinations. The vibrant Mill Road is nearby, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The historic city centre is also within easy walking distance, providing an extensive range of shopping, cultural and leisure facilities. Cambridge's renowned schools, colleges and the Biomedical Campus are readily accessible by bicycle, bus and car, while excellent road connections via the M11 and A14 provide convenient access to London, the wider region and national motorway network. The area is particularly well suited to commuters, with excellent rail, cycle and bus connections on hand.

TIMBER PANELLED ENTRANCE DOOR
with frosted glazed panes and a glazed fanlight above leading into:

RECEPTION HALLWAY
staircase rising to the upper floors with painted handrail, newel post and spindles, moulded archway, moulded cornicing, deep moulded skirtings, understairs storage cupboard.

SITTING ROOM
feature cast iron fireplace with decorative slips and tiled hearth, stone mantel and surround, deep moulded skirtings, moulded cornicing, picture rail, radiator, sash bay window to the front.

DINING ROOM
picture rail, deep moulded skirtings and a pair of sash windows to the side.

OPEN PLAN KITCHEN/FAMILY/BREAKFAST ROOM
with family/breakfast room, decorative moulded ceiling rose, moulded ceiling, picture rail, deep moulded skirtings, double panelled radiator, exposed and sealed floorboards, chimney breast with log burning stove, double glazed bay sash window and doors leading out to the garden. Opening from either side of the chimney breast leading to KITCHEN fitted with a range of cupboards and drawers, wooden working surfaces, plate rack, adjustable book shelving, cooking Range, space for dishwasher, exposed and sealed floorboards, double panelled radiator, ceiling with inset downlighters, double glazed conservation rooflights, double glazed windows to side and rear and a pair of double glazed doors leading out to the garden.

BOILER/UTILITY ROOM
wall shelving, Ideal gas fired boiler providing domestic hot water and central heating system, plumbing and space for automatic washing machine, double glazed casement window to the side.

ON THE FIRST FLOOR

SPACIOUS LANDING
staircase rising to the second floor with natural timber painted handrail and newel posts, moulded skirtings, radiator.

BEDROOM 1
picture rail, fitted shelved cupboard to chimney breast recess, bay sash window to the rear overlooking the garden, radiator.

BATHROOM
fitted with a white four piece suite comprising rolltop bath on ball and claw feet, tiled shower cubicle, low level w.c. and pedestal wash hand basin, part tiled walls, heated towel rail/radiator and a pair of sash windows to the side, ceiling with inset downlighters, extractor fan.

BEDROOM 2
moulded skirtings, fitted cupboard, radiator, double glazed bay sash window to the front.

BEDROOM 3
arched shaped sash window to the front, moulded skirtings, radiator, exposed and sealed floorboards.

ON THE SECOND FLOOR

STUDY/LANDING
double glazed Velux windows, cupboard with slatted shelving, ceiling with downlighters, study area, radiator.

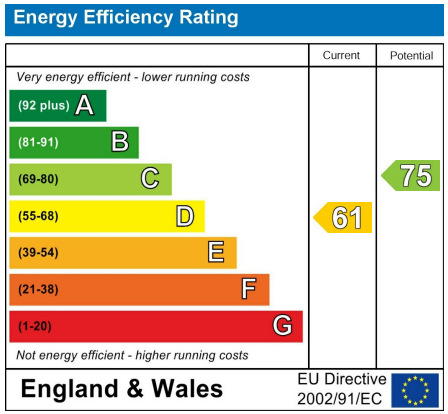
BEDROOM 4
ceiling with downlighters, radiator, double glazed Velux window and sash window to the rear.

BEDROOM 5
ceiling with downlighters, radiator, arch shaped sash window to the front, double glazed Velux rooflight.

BATHROOM 2
with white four piece suite comprising rolltop bath on ball and claw feet, tiled shower cubicle, low level w.c., pedestal wash hand basin, part tiled walls, heated towel rail/radiator, ceiling with downlighters, extractor fan, double glazed Velux window.

OUTSIDE
Front garden, dwarf brick wall, flower and shrub beds, decorative tiled pathway to front door. Paved driveway/parking to the side with EV charging point and gated access leading to a covered store and pathway to the side with gated access to rear garden.

Rear garden of good size enclosed by walling with paved pathway and patio area, lawned area with adjoining shrub beds, timber trellis and archway separating the rear part of the garden which is principally laid to lawn, flower and shrub beds, and dilapidated potting shed.



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Tenure - Freehold
Council Tax Band - G
Local Authority - Cambridge City Council

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Approximate Gross Internal Area 2476 sq ft - 231 sq m

Ground Floor Area 997 sq ft – 93 sq m

First Floor Area 892 sq ft – 83 sq m

Second Floor Area 587 sq ft – 55 sq m

Ground Floor First Floor Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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