



Queen Ediths Way, Cambridge, CB1 7PN



## Queen Ediths Way

Cambridge,  
CB1 7PN

Hallcroft is a fine example of a substantial detached 1920's residence that has been sympathetically improved and updated including replacement kitchen and bathrooms. This fine home stands well within its own established landscaped grounds extending to about 0.32 of an acre, with area for parking as well as outbuildings including workshop/studio off the rear of the garden.

5 2 2

**Guide Price £1,950,000**





## LOCATION

Occupying a most desirable location between Fendon Road and Hills Road on the southern side of the road, so conveniently placed for access to Addenbrookes Campus, Cambridge South Station and schooling.

**TIMBER PANELLED ENTRANCE DOOR**

with frosted glazed panes, leading into:

**RECEPTION HALLWAY**

staircase rising to the first floor with painted timber handrail and newel posts with understairs coats cupboard, parquet flooring with recessed matwell, radiator, frosted round window to the front.

**CLOAKROOM**

fitted with white two piece suite comprising low level w.c., and wash basin with tiling to splashbacks, mixer tap, coved ceiling, radiator, tiled floor and casement window to the front.

**LIVING ROOM**

feature fireplace with wooden mantel surround and slate hearth fitted with log burning stove, coving, double panelled radiators, wood flooring, double glazed Velux rooflights, round windows to front and rear and casement windows to front and rear with twin double glazed doors leading out to the rear garden.

**SITTING ROOM**

with coved ceiling, feature fireplace with log burning stove, exposed and sealed floorboards, radiator, double glazed bay window to the rear, arched shaped panelled door leading through to:

**KITCHEN/DINING ROOM**

Kitchen has been recently refitted with a generous range of storage cupboards and drawers to base and eye level, Calacatta Gold quartz working surfaces with matching upstands, undermount stainless steel sink unit with range of fitted storage cupboards to base and eye level with part tiling to walls, fitted appliances including AEG induction hob with extractor fan above, AEG microwave combination oven, AEG fan oven and warming drawer, fitted and concealed full height refrigerator and freezer, Miele Integrated Dishwasher, fitted recycling bins and waste bin.

**SCULLERY AREA**

with Calacatta gold quartz working surfaces, matching upstands, mixer tap with filter drinking water, additional refrigerator and

Amtico style flooring with underfloor heating, ceiling with a range of inset downlighters, double glazed doors and bay window to the rear overlooking the garden.

**UTILITY ROOM**

slate tiled floor, range of storage cupboards with Calacatta gold quartz stone matching upstands, undermount sink unit with mixer tap, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, plumbing and space for automatic washing machine, space for tumble dryer, part vaulted ceiling, triple glazed Velux rooflight, double glazed window to the front and timber panelled door leading to outside.

**OFFICE**

with inbuilt storage and double glazed window to the front

**ON THE FIRST FLOOR****LANDING**

access to loft space, ceiling with inset downlighters, radiator, galleried landing with feature frosted window to the front.

**BEDROOM 1**

ceiling with inset downlighters, double panelled radiator, secondary double and secondary double glazed casement windows to the front and double glazed bay window to the rear.

**SHOWER ROOM**

recently refitted, porcelain tiles to wall and floor, walk-in tiled shower with glazed screen, drencher shower head, hand held rose, and remote controls, wash hand basin with mixer tap and storage cupboard below, low level dual flush w.c., heated towel rail/radiator, ceiling with inset downlighters, double glazed obscured glass casement window.

**BEDROOM 2**

picture rail, double panelled radiator, double glazed window to the rear.

**BEDROOM 3**

picture rail, feature fireplace, double glazed bay window to the rear.

**BEDROOM 4**

picture rail, covered radiator, double glazed casement window to the rear.

**BEDROOM 5**

double panelled radiator, fitted wardrobe cupboard, fireplace, picture rail, secondary double glazed casement window to the front.

**BATHROOM**

refitted with rolltop shower bath on claw feet, bowl style wash hand basin with pillar mixer tap on marble surface with storage cupboards below, low level dual flush w.c., part tiled walls, heated towel rail/radiator, pair of double glazed obscure glass casement windows to the front.

**OUTSIDE**

The property stands comfortably within its own delightful established plot in all extending to 0.32 of an acre, deep tall hedgerow to the front with opening leading to gravelled driveway with turning area and parking, mature tree, and well stocked flowering and shrub beds, pathway and steps to front door and gated access to either side leading to the rear garden, covered bicycle store.

Rear garden has been thoughtfully landscaped and principally laid to lawn with large paved terrace adjoining the rear of the property with well stocked flowering and shrub beds, small ornamental pond and potting shed. Further flowering and shrub borders with mature trees. There is a wildlife garden to the rear with a large timber storage shed/workshop with power and light connected with adjoining cupboard store. Additional timber storage shed, water and compost area.








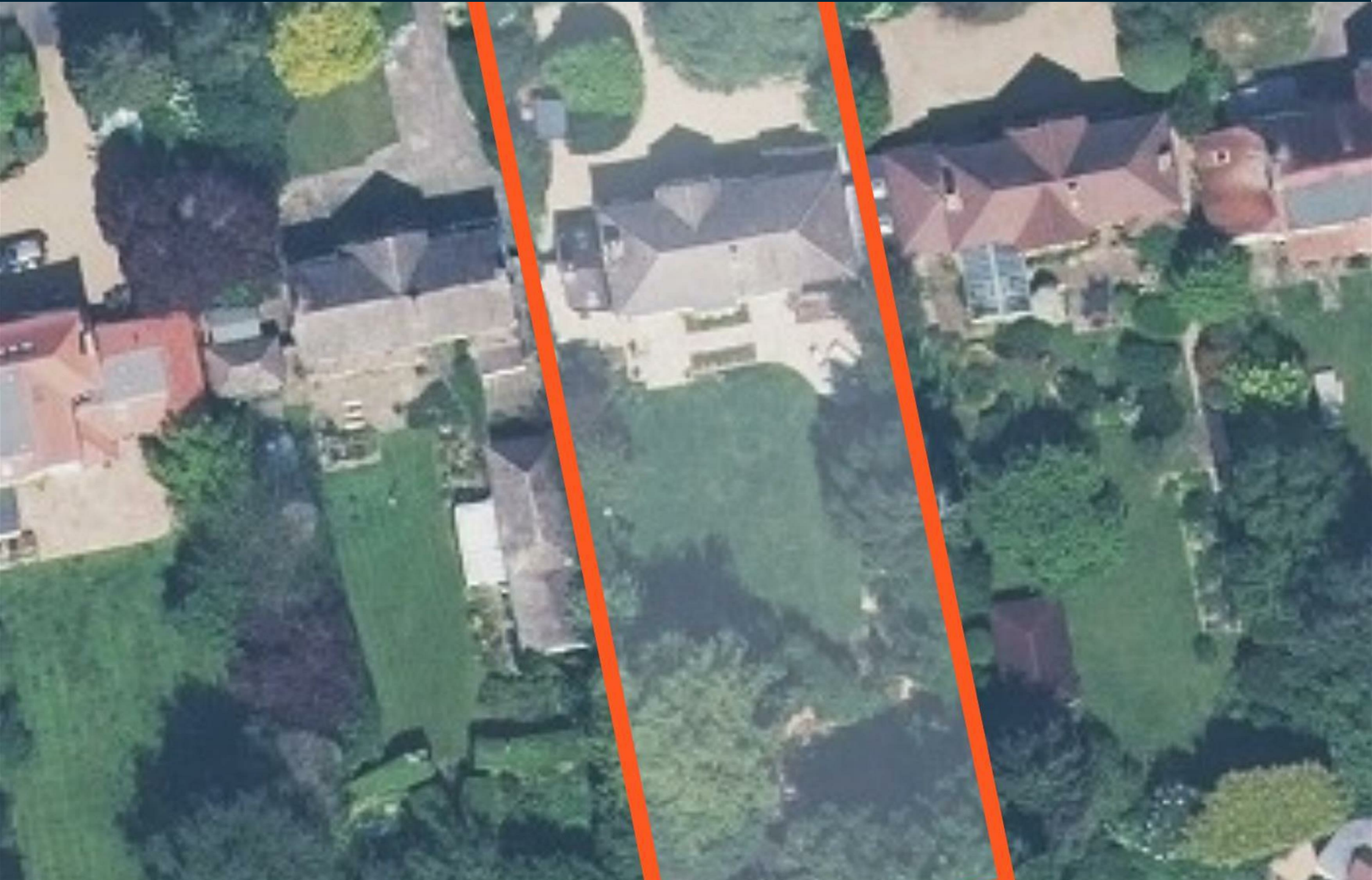




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Guide Price £1,950,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge City Council

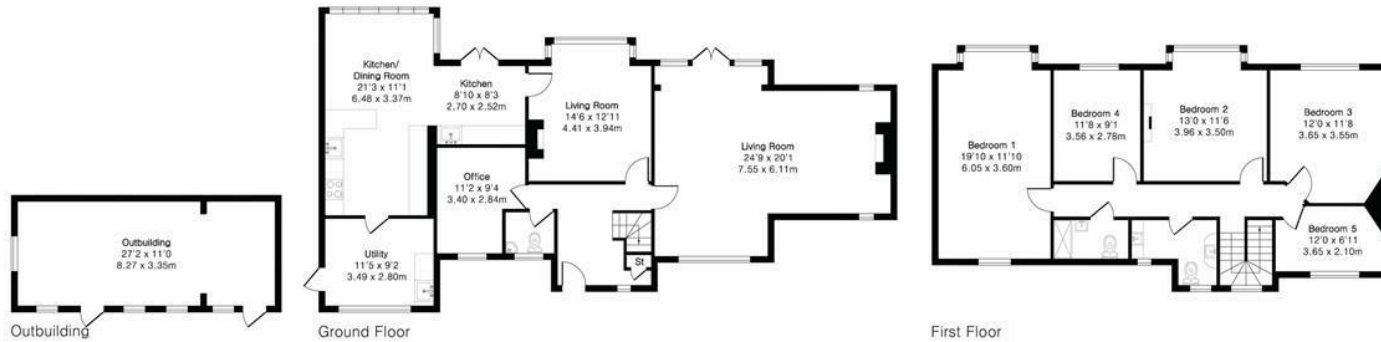


**Approximate Gross Internal Area 2281 sq ft - 212 sq m**

Ground Floor Area 1267 sq ft – 118 sq m

First Floor Area 1014 sq ft – 94 sq m

Outbuilding Area 298 sq ft – 28 sq m



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.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at:

<https://www.gov.uk/stamp-duty-land-tax>.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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