



Richmond Road, Cambridge, CB4 3PT

**CHEFFINS**

## Richmond Road

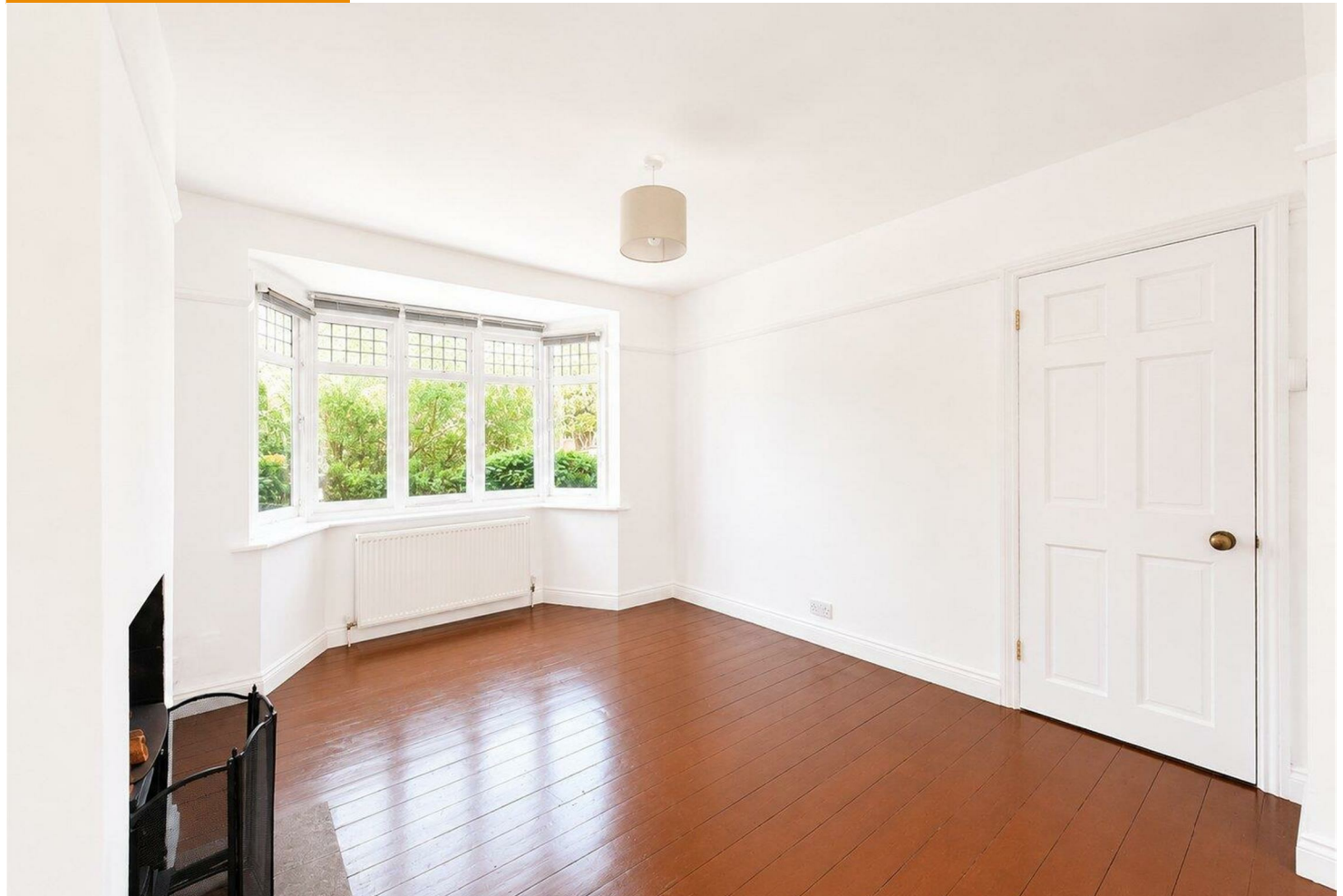
Cambridge,  
CB4 3PT

- Beautifully Presented And Extended Family Home
- Four Bedrooms Arranged Across Three Floors
- Stunning Principal Bedroom Suite With Ensuite Shower Room And Air-Conditioning
- Stylish Open Plan Living And Dining Accommodation
- Detached Garden Studio With Air Conditioning Ideal As A Home Office Or Gym
- Off Street Parking And Secure Side Access
- Highly Sought After City Location Close To Excellent Amenities And Transport Links

An exceptional period family home that has been thoughtfully extended, creating beautifully presented accommodation arranged across three floors. The property boasts an impressive open plan living space, four generous bedrooms including a luxurious principal suite, off street parking and a substantial detached garden studio with air conditioning. Occupying a prime position on the highly regarded Richmond Road, this is a superb home perfectly designed for modern family living.

 4  2  2

**Guide Price £850,000**





## LOCATION

Richmond Road is a highly regarded residential street situated just to the north of Cambridge city centre, offering an excellent balance of character, convenience and connectivity. The property is within easy reach of the vibrant cafés, restaurants and independent shops of nearby Mitcham's Corner, whilst the historic city centre, Cambridge North Railway Station, the Science Park and the Business Park are all readily accessible by bicycle or public transport. There are a number of well regarded schools in the area together with attractive open green spaces including Midsummer Common, Jesus Green and the River Cam, making this an exceptionally popular location for families and professionals alike.

## ENTRANCE HALL

Panel glazed entrance door leading into entrance hall with painted timber flooring, radiator, staircase rising to first floor accommodation with understairs storage cupboard, former side entrance now incorporating a frosted glazed window to the side aspect, and panel doors leading to the respective rooms.

## SITTING ROOM

Continuation of the painted timber flooring, attractive bay window to the front aspect, wood burning stove, radiator, and opening through into:

## DINING ROOM

Continuation of the painted timber flooring, former fireplace, radiator, panel glazed double doors leading out onto the rear garden, and panel door leading through into:

## KITCHEN

Fitted with a comprehensive range of wall and base mounted storage cupboards and drawers with stone effect work surfaces incorporating an inset stainless steel sink with mixer tap and drainer. Integrated four ring gas hob with extractor canopy above and integrated oven beneath. Space for fridge freezer, space and plumbing for dishwasher, tiled flooring, former chimney breast with fitted shelving, inset LED downlighters, part vaulted ceiling with Velux skylights, and double glazed window overlooking the rear garden.

## FIRST FLOOR LANDING

Staircase rising to the second floor accommodation, attractive leaded stained glass window to the side aspect, and panel doors leading to the respective rooms.

## FAMILY BATHROOM

Fitted with a contemporary three piece suite comprising panel enclosed bath with mixer tap, wall mounted shower attachment, glazed shower screen, low level WC with concealed dual flush, and wash hand basin with mixer tap. Fully tiled surround, tiled flooring, heated towel rail, built in storage cupboard, wall mounted mirror, extractor fan, and double glazed privacy window to the rear aspect.

## BEDROOM TWO

Double glazed window overlooking the rear garden and radiator.

## BEDROOM THREE

Double glazed window to the front aspect and radiator.

## BEDROOM FOUR

Double glazed window to the front aspect and radiator.

## SECOND FLOOR

### PRINCIPAL BEDROOM

A superb principal bedroom suite with wood effect flooring, an extensive range of built in wardrobes fitted with hanging rails and shelving, air conditioning unit, and panel door leading through into:

### ENSUITE SHOWER ROOM

Fitted with a contemporary three piece suite comprising large shower enclosure with glazed sliding door and wall mounted shower, low level WC with concealed dual flush, wash hand basin with mixer tap, tiled surround, tiled flooring, heated towel rail, inset LED downlighters, extractor fan, and double glazed privacy window overlooking the rear garden.

## OUTSIDE

### FRONT

The property is approached via a dropped kerb leading onto a gravel driveway providing off street parking. The remainder of the front garden is attractively landscaped with barked planting beds, mature shrubs, and established hedging creating an excellent degree of privacy. A recessed area to the side of the entrance provides useful storage for bicycles and bins, whilst a side access gate leads through into the rear garden.

### REAR GARDEN

A beautifully maintained rear garden principally laid

to lawn with a generous paved terrace immediately adjoining the rear of the property, creating an ideal space for both relaxing and entertaining. A paved pathway extends along the left hand side of the garden leading to the detached studio, whilst the lawn is bordered by well stocked flower and shrub beds providing year round colour and interest.

## DETACHED GARDEN STUDIO

A substantial timber clad detached studio offering exceptional versatility as a home office, gym, hobbies room, or additional entertaining space. Accessed via double glazed French doors and further benefiting from full height double glazed windows to the front aspect, the studio features wood effect flooring, inset LED downlighters, air conditioning, multiple power points, and excellent natural light throughout.







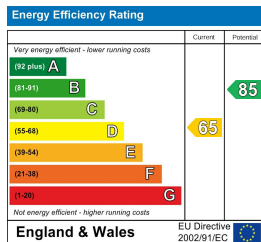
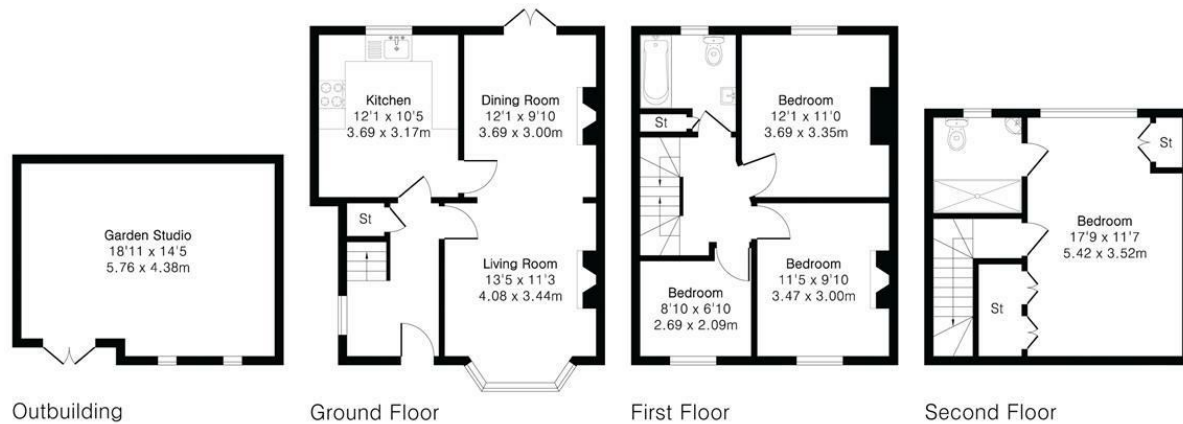
**Approximate Gross Internal Area 1390 sq ft - 129 sq m  
(Including Outbuilding)**

Ground Floor Area 482 sq ft – 44 sq m

First Floor Area 383 sq ft – 36 sq m

Second Floor Area 307 sq ft – 29 sq m

Outbuilding Area 218 sq ft – 20 sq m



Guide Price £850,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council



**CHEFFINS**

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)



**CHEFFINS**

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