



Eden Street, Cambridge, CB1 1EL



## Eden Street

Cambridge,  
CB1 1EL

A beautifully presented Victorian terraced home, offering stylish and characterful accommodation throughout, benefitting from a superb open plan kitchen/dining space, private landscaped rear garden, and versatile garden studio, situated in this highly sought after central Cambridge location just moments from the city centre and mainline station.

3 2 2

**Guide Price £830,000**





## LOCATION

Eden Street occupies an exceptional central city position within the highly regarded Kite district of Cambridge, ideally placed for immediate access to the historic city centre, Grafton Centre redevelopment, Midsummer Common and the River Cam. The location is particularly popular with city professionals, academics and investors alike due to its combination of convenience and attractive residential character. A wide range of amenities are positioned within walking distance including independent cafés, restaurants, public houses, supermarkets and leisure facilities, together with Cambridge Railway Station providing regular services to London King's Cross and Liverpool Street. The property is also well located for access to Anglia Ruskin University, the city's historic colleges and Addenbrooke's Hospital/Biomedical Campus via both cycle and public transport routes. Despite its highly central position, the area retains a quieter residential feel, whilst benefitting from excellent connectivity throughout the city and towards the M11 and A14 road networks.

## PANELLED ENTRANCE DOOR

with picture light above, leading through into:

## ENTRANCE HALL

With modern corncicing, exposed wooden flooring, radiator, understairs storage cupboard, inset lighting, and panel doors with picture lights above leading to respective rooms.

## OPEN PLAN LIVING/DINING ROOM

### DINING AREA

With modern corncicing, exposed wooden flooring, radiator, built in storage cupboards set within the recess of the chimney breast, inset detailing, and opening through into:

### LIVING ROOM

A beautifully presented reception space benefitting from continuation of the exposed wooden flooring, feature cast iron fireplace, built in storage cupboards and shelving within the recesses of the chimney breast, inset LED downlighters, modern corncicing, radiator, and typical sash window to the front aspect with vintage style shutters and decorative painted detailing surrounding the window.

## KITCHEN

Comprising a contemporary collection of both wall and base mounted storage cupboards and drawers fitted with soft closing features, stone worksurfaces with inset stainless steel sink with hot and cold mixer tap, separate drinking water tap and drainer to side. Integrated appliances include a four ring Neff gas hob with tiled splashback and extractor hood above, Neff microwave combi oven, additional oven below, concealed fridge freezer, slimline dishwasher and hidden bin storage. Tiled flooring with a small step down leading into the continuation of the kitchen area forming a breakfast bar beneath a part vaulted ceiling with striking architectural detailing and double glazed skylight to the side aspect. Wall mounted lighting, full height radiator, and full width set of double glazed French doors and windows leading out onto the rear garden.

Inner hall with stairs rising to the first floor accommodation and panel door leading through into:

## FAMILY BATHROOM/UTILITY ROOM

Comprising a three piece suite with combined shower and bath featuring wall mounted shower attachment, hot and cold mixer bath tap and glazed shower screen, low level WC with concealed dual hand flush, hand wash basin with hot and cold mixer tap and tiled surround. Solid wood upstand with storage drawers beneath fitted with soft closing features and integrated concealed washer and dryer to either side. Heated towel rail, tiled flooring, Velux skylight, extractor fan and double glazed privacy window to the rear aspect.

## FIRST FLOOR LANDING

With loft access via drop down ladder and panel doors leading to respective rooms.

### BEDROOM 3

With double panel radiator and double glazed sash style window to the front aspect benefitting from fitted shutters.

### BEDROOM 2

With built in wardrobes fitted with hanging rails and shelving, double panel radiator and double glazed window with fitted shutters to the front aspect.

## PRINCIPAL BEDROOM SUITE

A superb principal suite benefitting from a cast iron feature fireplace with painted wooden mantle and brick hearth, built in wardrobes fitted within the recesses of the chimney breast with hanging rails, shelving and drawers, together with an additional overstairs storage cupboard accessed via panel door. Radiator, inset lighting and opening through into:

### DRESSING AREA

Providing ample space for freestanding furniture with double glazed window overlooking the rear garden and panel door through into:

### EN SUITE SHOWER ROOM

Comprising a three piece suite with large walk in shower cubicle fitted with wall mounted shower attachment and glazed partition, low level WC with concealed dual hand flush, hand wash basin with hot and cold mixer tap and tiled surround, heated towel rail, tiled flooring, wall mounted illuminated mirror, hygienic spray attachment, extractor fan and double glazed privacy window to the

rear aspect. Cupboard housing the wall mounted gas fired combi boiler providing heating and hot water for the property.

## OUTSIDE

To the rear of the property is an extremely private landscaped garden, principally block paved and directly adjoining the rear of the property, providing an excellent space to relax and entertain. The paved terrace is bordered by slightly raised brick enclosed flower beds stocked with mature shrubs and flowering plants. A continuation of the pathway leads through to a further paved seating area positioned in front of the garden studio.

## GARDEN STUDIO

Accessed via a set of panelled glazed French doors with adjoining side windows, the studio is fitted with power and lighting in the form of inset downlighters together with multiple power points, engineered wood flooring, and provides an ideal and highly versatile additional reception space, studio or home office.

To the side, a further covered storage area provides space for bins, whilst adjoining the studio is a useful storage shed fitted with power, lighting and shelving. The garden is enclosed by brick walls to all sides with an access gate to the rear leading onto the passageway and returning round to the front terrace.

To the front, the property is approached via a wrought iron gate leading onto a principally paved front garden.







**Approximate Gross Internal Area 1051 sq ft - 98 sq m  
(Including Studio)**

Ground Floor Area 527 sq ft – 49 sq m

First Floor Area 448 sq ft – 42 sq m

Studio Area 76 sq ft – 7 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	76
England & Wales	EU Directive 2002/91/EC

Guide Price £830,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council



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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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.