



Walpole Road, Cambridge, CB1 3TJ

CHEFFINS

Walpole Road

Cambridge,
CB1 3TJ

A thoughtfully improved and stylish semi-detached home, offering well-presented and versatile accommodation throughout. The property enjoys a generous rear garden and ample off-road parking, all set on a quiet and established residential street, ideally located within close proximity to ARM, Addenbrooke's Hospital, and key commuter routes.

LOCATION

Walpole Road is a well-regarded and established residential street situated just off Cherry Hinton Road, in a popular and well-connected area of Cambridge. The location offers a quiet and leafy setting while remaining within easy reach of the vibrant city centre and a host of key amenities. A wide range of independent shops, cafés, and larger supermarkets are just a short walk away, along with well-regarded local schools, making it particularly attractive to families. For professionals, Walpole Road is ideally placed for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, as well as ARM and other major employers on the southern fringe of the city. Excellent public transport links are available nearby, including regular bus services into the city and towards the train station, while dedicated cycle routes offer an efficient and eco-friendly alternative for commuting. The area also benefits from easy access to major road links such as the A14, M11, and A11, making it a convenient base for those needing to travel further afield. Walpole Road itself features a mix of attractive homes and more contemporary residences, many of which benefit from generous gardens and off-road parking. The strong sense of community, combined with its prime location and accessibility, make Walpole Road a consistently popular choice for those seeking a comfortable and connected lifestyle in one of Cambridge's most desirable suburbs.

2 1 1

Guide Price £440,000





PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE PORCH

with panelled glazed door leading through into:

ENTRANCE HALL

with stairs rising to first floor accommodation, built-in understairs storage cupboard, further storage cupboard adjacent to the front entrance door, panelled doors leading into respective rooms.

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a wood effect work surface with inset 4 ring gas hob with stainless steel splashback, extractor hood above, oven below, inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space and plumbing for washing machine, integrated and concealed dishwasher, tiled splashback, wall mounted Combi Vaillant gas fired boiler providing hot water and heating for the property, LED downlighters, double glazed window to front aspect, tiled effect flooring, opening through into:

UTILITY AREA

with tiled effect flooring, radiator, double glazed window to side aspect, panelled door leading out onto garden.

SITTING ROOM

with coved ceiling, former fireplace, built-in storage cupboard in the recess of chimney breast, radiator, double glazed window overlooking garden.

ON THE FIRST FLOOR

LANDING

with loft access, panelled doors leading into respective rooms.

BEDROOM 1

built-in wardrobes accessed via mirror sliding doors,

further storage cupboard adjacent fitted with railings and shelving, pendant reading lights either side of the bed, overstairs storage cupboard, radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted storage cupboards underneath wash hand basin, towel rail, tiled flooring, wall mounted mirror cupboards, inset LED downlighters, double glazed window fitted with privacy glass overlooking garden.

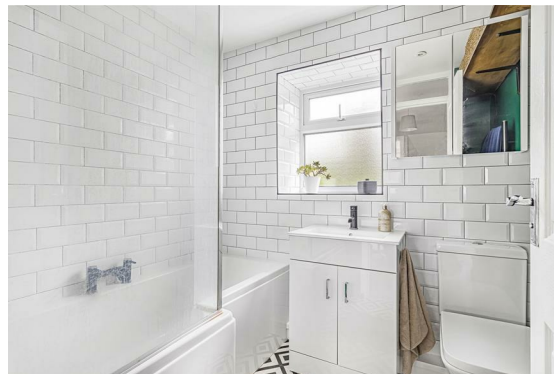
BEDROOM 2

with radiator, double glazed window overlooking garden.

OUTSIDE

To the front of the property it is approached off Walpole Road via a dropped kerb leading onto a block paved driveway with enough parking for multiple vehicles. The driveway is bordered by well stocked bedding as well as EV charging point and is shared, concrete pathway leads to the side access gate for the garden.

To the rear of the property is a lengthy garden principally laid to lawn with a paved patio led directly off the rear part of the property with a door leading through into brick built outside store. The lawned area is bordered by well stocked beds full of mature shrubs and trees and a paved pathway leading to the rear part of the garden. Either side is enclosed by wood fencing and to the rear is wrought iron railings backing onto Cherry Hinton Hall park.





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

Guide Price £440,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council

Approximate Gross Internal Area 854 sq ft - 79 sq m

Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 370 sq ft – 34 sq m



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.



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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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.



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