



Hardwick Street, Cambridge, CB3 9JA

CHEFFINS

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An elegant three-storey, bay-fronted Edwardian residence, thoughtfully extended and comprehensively improved to provide a highly appealing family home. The well-proportioned accommodation is arranged over three floors and features a striking full-width kitchen extension, ideally suited to contemporary living. The property occupies a highly regarded position close to the centre of the sought-after Newnham district, offering an excellent range of local amenities. There is also convenient access to the city centre, as well as nearby green spaces including Lammas Land and Grantchester Meadows.

4 2 2

Guide Price £1,200,000





LOCATION

Hardwick Street is well positioned within easy walking distance of Cambridge city centre and many of the University of Cambridge's principal colleges. The area benefits from a strong selection of well-regarded primary and secondary schooling, together with an excellent range of everyday amenities close at hand, including convenience stores, independent cafés, popular restaurants and traditional public houses. Larger shopping facilities are easily accessible in the city centre, along with a variety of supermarkets, leisure facilities and cultural attractions. Residents also enjoy access to attractive green spaces such as Lammas Land, Grantchester Meadows and the River Cam, offering scenic walks and recreational opportunities. The property is particularly well connected, with regular bus services, extensive walking and cycling routes—including direct access to Cambridge railway station—and convenient access to the M11, approximately five minutes away by car.

FOUR PANELLED TIMBER ENTRANCE DOOR

with glazed picture light above, leading into:

ENTRANCE HALL

with moulded corning, dado rail, tiled floor and coat hooks.

INTERNAL PANELLED DOOR

with leaded and coloured glass pane leading into:

RECEPTION HALLWAY

with exposed and sealed floorboards, staircase rising to the first floor, painted handrail, newel post and spindles with an understairs storage cupboard, decorative moulded archway.

LIVING ROOM

feature fireplace with gas real flame effect fire, marble hearth and slips, wooden mantel and surround, tall ceilings, moulded corning, picture rail, radiators, exposed and sealed floorboards, double glazed bay sash window to the front.

FAMILY ROOM

with tall ceilings, picture rail, cast iron fireplace, fitted shelving to chimney breast recess, exposed and sealed floorboards, double panelled radiator, double glazed sash window to the rear.

CLOAKS/SHOWER ROOM

fitted with a white three piece suite comprising tiled shower cubicle with wall mounted shower controls, pedestal wash hand basin with mixer tap and low level dual flush w.c., wall mounted Worcester gas fired boiler providing domestic hot water and central heating system, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, shelved cupboard, double glazed window to the side. Coats area with hooks and storage shelves, radiator, door to understairs storage cupboard housing pressurised hot water cylinder.

OPEN PLAN KITCHEN/DINING ROOM

with feature tall ceilings, opening double glazed rooflight and further double glazed roof. Kitchen area is fitted with a good range of soft close storage cupboards and drawers with stone

working surfaces with matching upstands and mixer tap with one and a half bowl undermount sink unit, glazed fronted cabinet, Neff 5 ring induction hob extractor hood above, AEG electric fan oven as well as AEG microwave combination oven, fitted and concealed Bosch dishwasher, Kickspace heater, ceiling with inset downlighters, log burning stove, large storage cupboard, Utility cupboard with plumbing and space for automatic washing machine and stacked tumble dryer, double glazed arch shaped window to the rear and twin double glazed doors leading out to garden and a panelled and double glazed door to the front.

ON THE FIRST FLOOR**LANDING**

with staircase leading to the second floor with painted handrail, newel post and spindles.

FAMILY BATHROOM

with white four piece suite comprising panelled bath with mixer/shower tap, tiling to splashbacks, tiled shower cubicle with drencher shower head and handheld rose and glazed sliding doors, low level dual flush w.c., and wash hand basin with mixer tap, tiling to splashbacks, storage cupboard below, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed part frosted sash window to the front and wall shelving.

BEDROOM 2

cast iron fireplace, exposed and sealed floorboards, fitted wardrobe cupboard to chimney breast recess, double panelled radiator, picture rail, bay sash window to the front.

BEDROOM 3

fireplace surround, fitted wardrobe cupboard to chimney breast recess, exposed and sealed floorboards, double panelled radiator, sash window to the rear.

BEDROOM 4

double panelled radiator, timber staircase ladder to mezzanine, fitted shelving, fitted wardrobe cupboard, double glazed window to the side and double glazed sash window to the rear.

ON THE SECOND FLOOR**LANDING**

with double panelled radiator, double glazed window to the rear.

BEDROOM 1

eaves storage, a pair of double glazed Velux windows, double glazed door to the rear with Juliet balcony.

ENSUITE TOILET

white suite comprising wall hung wash hand basin with mixer tap, tiling to splashbacks, low level dual flush w.c., radiator, extractor fan.

OUTSIDE

Small front garden with a paved pathway and gated access to the side with covered passageway leading to small courtyard, bin/bike storage, paved garden to the rear with fencing and hedging, fully insulated large timber storage shed/summerhouse timber weatherboard elevations, double glazed doors and windows, power and light connected.

Views to the rear over the adjoining grounds of The Rectory.

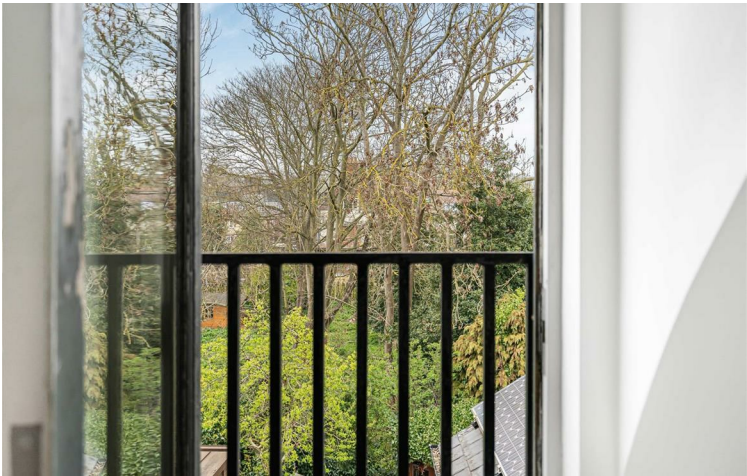
AGENTS' NOTE

PV Solar panels currently on the feed in tariff.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,200,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – Cambridge City Council





**Approximate Gross Internal Area 1562 sq ft - 145 sq m
(Excluding Outbuilding)**

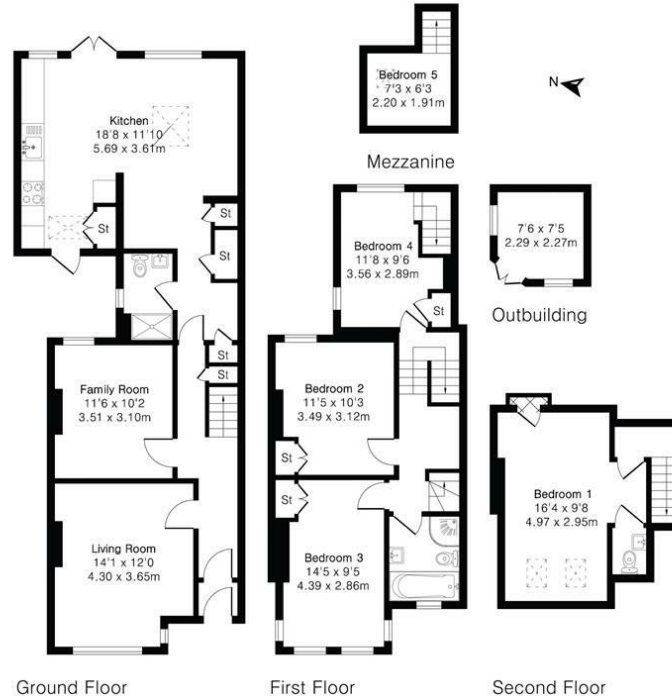
Ground Floor Area 782 sq ft - 73 sq m

First Floor Area 508 sq ft - 47 sq m

Second Floor Area 218 sq ft - 20 sq m

Mezzanine Area 54 sq ft - 5 sq m

Outbuilding Area 53 sq ft - 5 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.

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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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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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