



Cromwell Road, Cambridge, CB1 3EG

**CHEFFINS**



# Cromwell Road

Cambridge,  
CB1 3EG

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**Guide Price £600,000**

- Established Mid-Terraced Property With Highly Versatile Accommodation
- Two/Three Bedrooms
- Stunning Open-Plan Kitchen Dining Room
- Low Maintenance Rear Garden With Rear Access
- Detached Garden Studio With Shower Room
- Off-Road Parking
- Close Proximity To Mill Road
- Chain Free

A highly individual and expertly extended mid-terraced property, comprising extremely well-presented and well-proportioned accommodation, arranged over three floors, with a remarkable open-plan kitchen/dining room which encapsulates modern living perfectly, a detached studio providing further versatility and off road parking, all situated on this highly sought after south Cambridge street with an ease of access to the vibrant Mill Road as well as Cambridge Station and other major commuter links.





## LOCATION

Cromwell Road, conveniently situated in Cambridge, epitomizes an enviable lifestyle enriched with an abundance of local amenities. Recognized for its educational excellence, the neighborhood hosts esteemed institutions like The Leys School and Parkside Community College, providing unparalleled educational opportunities for families. Residents of Cromwell Road benefit from the convenience of diverse shopping options. Local shops and supermarkets cater to everyday needs, while the well-known Mill Road, renowned for its independent boutiques, cafes, and restaurants, contributes to the area's distinctive character. Beyond the immediate amenities, Cromwell Road offers excellent transport connectivity, with proximity to key roads like the A603 and A1134, facilitating seamless commutes. Public transport options, including nearby bus stops, but most notably the main Cambridge Station (Kings Cross & Liverpool Street) further enhance accessibility for residents navigating the city and beyond.



## STORM PORCH

covering timber and glazed panelled entrance door leading into:

## ENTRANCE HALLWAY

with stairs rising to first floor accommodation, engineered oak flooring, panelled door leading through into:

## SITTING ROOM

continuation of the engineered oak flooring, wood burning stove creating a wonderful focal point to the room, stone hearth, panelled door providing access to understairs storage cupboard, inset LED downlighters, double glazed bay window fitted with part privacy film to front aspect, sliding timber door provides access into:

## OPEN PLAN KITCHEN/DINING SPACE

enjoying high vaulted ceilings encapsulates modern living perfectly with a wonderful balance for both entertaining and relaxing. Kitchen area which comprises a collection of contemporary and bespoke base mounted storage cupboards and drawers with quartz stone working surface with inset one and a quarter bowl stainless steel sink with hot and cold mixer tap, drainer to side, integrated Neff induction hob with hidden Neff extractor hood which rises, integrated Neff microwave combi/oven and oven below, integrated and concealed full height fridge, and further integrated freezer, integrated and concealed Neff dishwasher, as well as washer/dryer, further storage cupboards include full height pantry store and corner units with full pull-out drawers, engineered oak flooring, inset LED downlighters, continuation of the stone work surface provides a wonderful breakfast bar and further storage cupboards and wine rack. Opening from the kitchen area provides access to the light and airy Dining space with continuation of the engineered oak flooring from the kitchen enjoying high vaulted ceilings with an array of Velux skylights and inset LED downlighters that provide focus towards the wonderful gable end of this room with a set of double glazed bi-folding doors with fitted blinds and double glazed window above not only providing ease of access to the wonderful garden but also providing a large entry point of light into the room.

## ON THE FIRST FLOOR

### LANDING

with lighting, panelled door providing access to the stairs rising to the second floor accommodation as well as panelled doors leading through into the respective rooms.

## BEDROOM 1

with set of full height built-in wardrobes accessed via sliding doors fitted with railings and shelving, overstairs storage cupboard, inset LED downlighters, radiator with smart thermostat, double glazed windows with shutters to front aspect.

## STUDY

with inset LED downlighters, radiator with smart thermostat, double glazed window overlooking garden.

## FAMILY BATHROOM

A stylish three piece suite comprising of a combined shower/bath with wall mounted shower head, hot and cold mixer bath tap and glazed shower partition, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, mirrored vanity cabinet with electrical socket and hands-free light above, pull-out storage drawer with soft closing feature fitted underneath the wash hand basin, tiled upstand, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window overlooking garden.

## ON THE SECOND FLOOR

### PRINCIPAL BEDROOM

which enjoys a collection of built-in wardrobes, further eaves storage space, inset LED downlighters, radiator with smart thermostat, Velux skylight with fitted blinds to front aspect, set of double glazed windows with blackout shutters overlooking garden.

### OUTSIDE

To the front the property is approached off Cromwell Road via a dropped kerb leading onto a block paved driveway with parking for a vehicle and bicycles and bedded area with timber fencing either side.

To the rear of the property there is an attractive garden which is principally laid to lawn with a set of paved steps leading off the bi-folding doors providing access to the rest of the garden. The main lawned area is enclosed by a part bedded area with mature shrubs and also enclosed via a block paved pathway providing access to the rear part of the garden where a raised timber deck can be found and being a wonderful space to both relax and entertain and enjoy the sun throughout the course of the day but also provides access to the highly versatile and extremely useful STUDIO.

### STUDIO/BEDROOM 3




which is accessed via a set of double glazed French

doors with fitted blinds and enjoys wood effect flooring with smart underfloor heating, inset LED downlighters throughout, inset speakers into ceiling and also enjoys the capabilities for home cinema set up, timber panelled door provides access to the SHOWER ROOM comprising of a three piece suite with shower cubicle with wall mounted shower head with decorative tiled surround accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage cupboard beneath, heated towel rail, wood effect flooring, inset LED downlighters and double glazed window fitted with privacy glass out onto side aspect. STORE ROOM which is accessed via a set of double doors from the main room of the studio and comprises a collection of base mounted storage cupboards with stone effect work surface, integrated and concealed freezer and a space for wine cooler, double glazed window to side aspect, set of double doors leading out onto the rear access road.

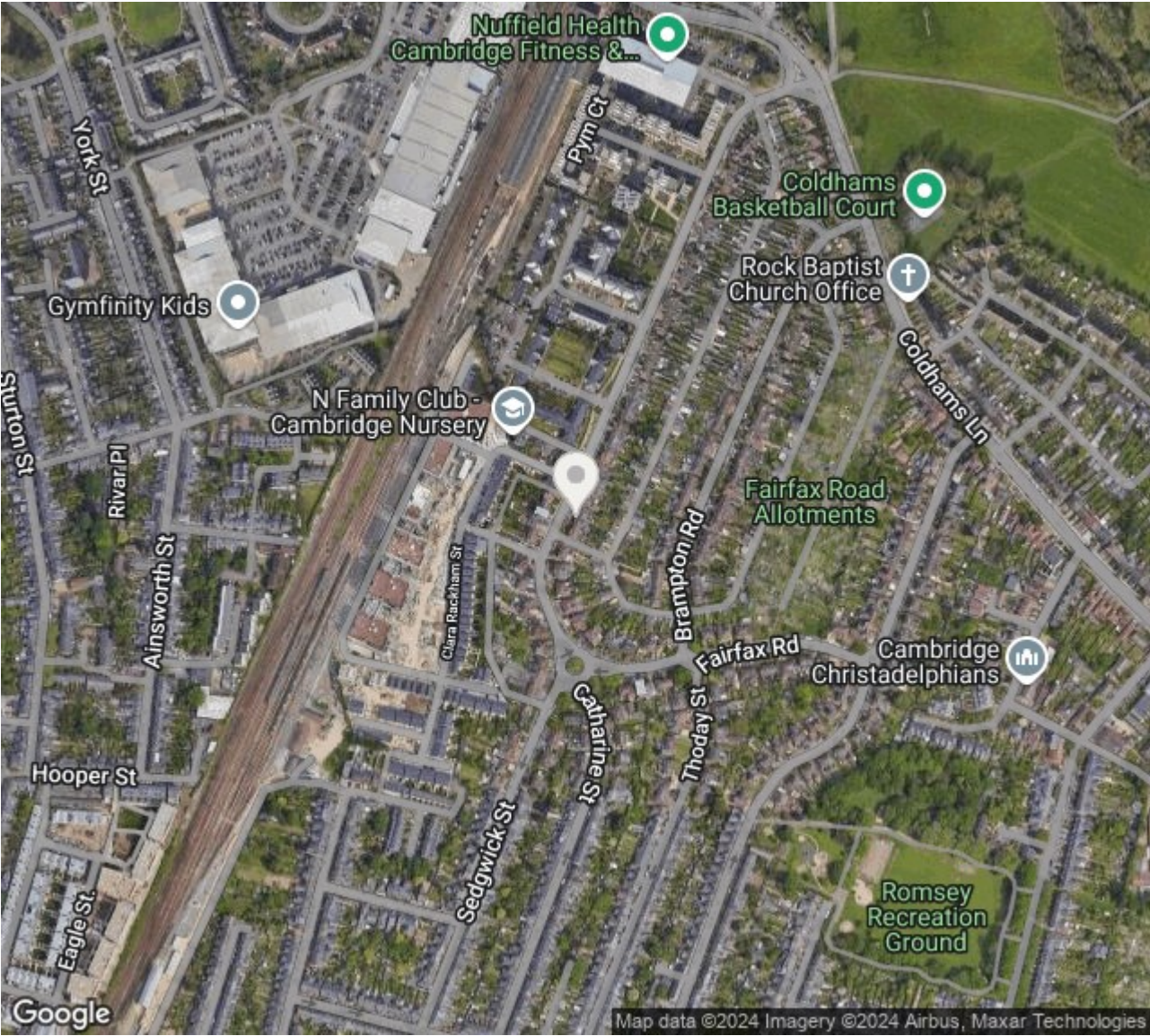






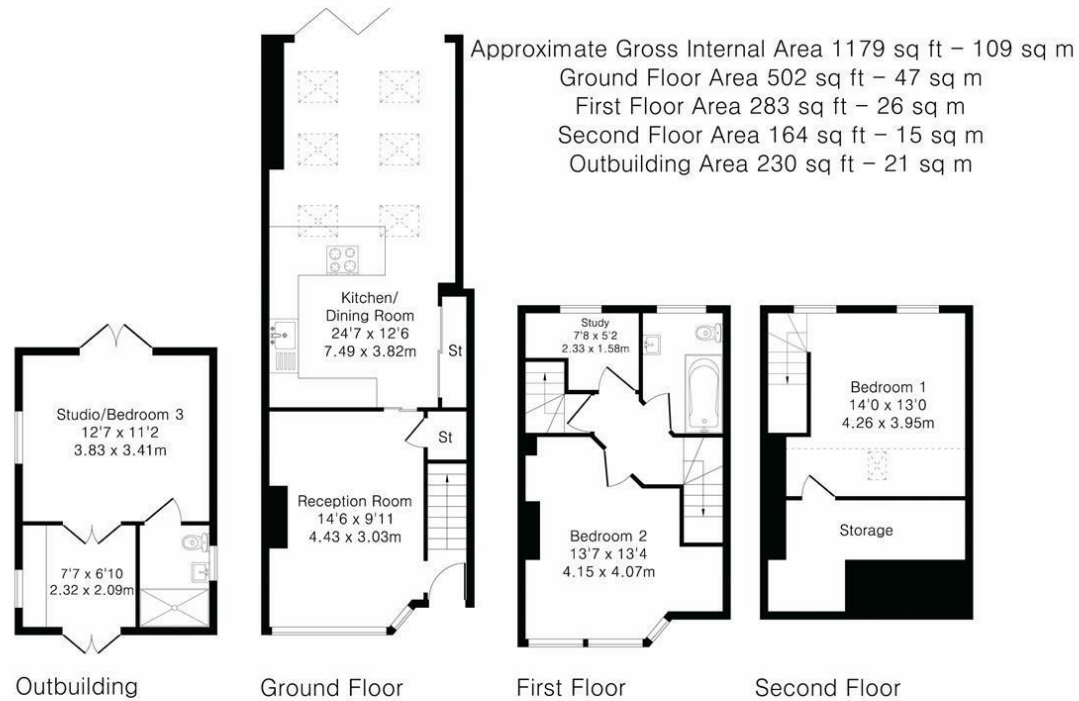
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Guide Price £600,000  
Tenure – Freehold  
Council Tax Band – C  
Local Authority – Cambridge









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