



Abbey Road, Cambridge, CB5 8HQ

CHEFFINS

Abbey Road

Cambridge,
CB5 8HQ

A substantial detached residence in the highly desirable Riverside area, next to Midsummer Common and the River Cam. This well proportioned accommodation is thoughtfully arranged over three floors with an impressive open-plan sitting room. The established rear garden has vehicular access and the single lock-up garage to the rear of the property is also available as part of the sale. This central city location is excellent for local amenities and schooling, being within the Parkside Secondary school and St Matthew's Primary catchment area.

5 1 3

Guide Price £1,000,000





LOCATION

Abbey Road, Cambridge offers a charming blend of historic character and modern convenience. This sought-after location boasts easy access to the city centre, scenic riverside walks, and nearby parks. Excellent local amenities, reputable schools, and transport links make it ideal for families and professionals seeking a peaceful yet connected lifestyle.

PANELLED ENTRANCE DOOR

with panelled glazed and frosted panes with a glazed fanlight above leading into:

ENTRANCE HALL

with tiled flooring, open through to:

LIVING ROOM

feature open fireplace with wooden mantel and surround, stone hearth, tiled floor, architectural radiator, and a double glazed bay window to the front. Staircase rising to the first floor with painted handrail, newel post and spindles with an understairs storage cupboard.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin with tiling to splashbacks, tiled floor, heated towel rail/radiator, frosted round window to the side.

KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with Corian style working surfaces with undermount one and a half bowl sink unit with mixer tap, fitted Bosch electric oven and 5 ring gas hob above, fitted and concealed dishwasher, fitted and concealed refrigerator, fitted and concealed fridge/freezer, tiled floor, double panelled radiator, twin French double glazed doors leading out to the garden.

BREAKFAST ROOM

vaulted ceiling with double glazed Velux rooflights, architectural radiator, twin double glazed French doors leading out to the garden.

ON THE FIRST FLOOR**LANDING**

with radiator, round window to the side, cupboard housing pressurised hot water tank and shelving.

BEDROOM 1

range of fitted wardrobe cupboards, radiator, double glazed window to the front.

BEDROOM 2

radiator, double glazed window to the rear.

UTILITY CUPBOARD

with plumbing and space for automatic washing machine and shelving.

BATHROOM

fitted with white three piece suite comprising rolltop shower bath with mixer tap and shower unit above, pedestal wash hand basin and low level dual flush w.c., radiator, double glazed and frosted window to the side.

BEDROOM 3

with radiator and double glazed window to the side.

DOOR TO FURTHER LANDING

with double glazed windows and staircase rising to the second floor with natural timber handrail, newel post and spindles.

LANDING

with double glazed Velux rooflight.

BEDROOM 4

with radiator, a pair of double glazed dormer windows to the front.

BEDROOM 5

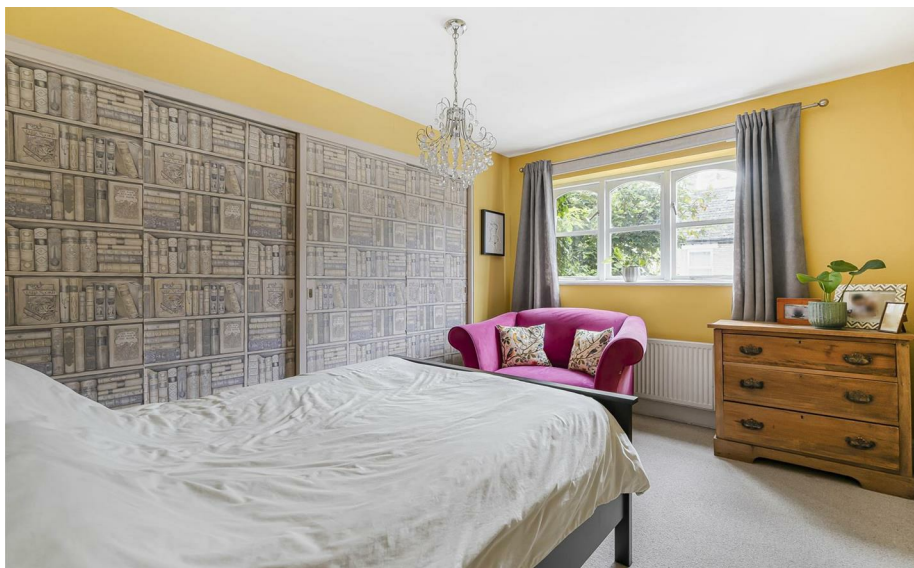
with radiator, access to eaves and double glazed Velux rooflight.

OUTSIDE

Front garden with brick wall, paved pathway to front door and gravelled beds, vehicular access to the side with twin timber gates leading to the rear garden which is principally laid to lawn with raised flowering and shrub beds, paved patio, enclosed by walling and fencing with vehicular access through double gates, to be used as optional off-road parking.

AGENT'S NOTE

SINGLE GARAGE adjoining the rear of the garden is held on a separate title.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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 £1,000,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Cambridge



**Approximate Gross Internal Area 1654 sq ft - 153 sq m
(Excluding Garage)**

Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 662 sq ft – 61 sq m

Second Floor Area 313 sq ft – 29 sq m

Garage Area 145 sq ft – 13 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.

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

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.



CHEFFINS