



Richmond Road, Cambridge, CB4 3PU



## Richmond Road

Cambridge,  
CB4 3PU

An extremely well-presented and stylish period residence, offering flexible accommodation across three floors that elegantly combines original features with contemporary style. It benefits from a low maintenance garden with rear access set in this convenient location within Cambridge for access to the city, local schooling and commuter links.



**Guide Price £800,000**





## LOCATION

Richmond Road is a highly sought-after quiet residential street only a mile north of the city centre. It is in close proximity to good local primary schooling and within the Chesterton Community catchment. It also benefits from the use of Histon Recreation ground just a short walk away and plenty of local amenities including the shops of Huntingdon road and local doctors surgeries.

## SIX PANELLED TIMBER DOOR

with glazed fanlight above, leading into:

## ENTRANCE HALLWAY

with coved ceiling, exposed and sealed timber flooring, double panelled radiator, stairs leading to first floor. Half glazed door leading into:

## LIVING ROOM

with coved ceiling, dado rail, exposed and sealed timber flooring, wood burning stove, double panelled radiator, large bay window to front aspect with double glazed sash windows, leading into:

## DINING ROOM

with double glazed sash window to rear, coved ceiling, dado rail, double panelled radiator, storage cupboard understairs.

## KITCHEN

with tiled floor, a range of base and eye level cabinets and drawers with rolltop work surfaces, integrated Neff oven with John Lewis electric hob and Hotpoint extractor fan, space and plumbing for dishwasher, tiled splashback, one and a half bowl sink

unit with grooved drainer to side, hot and cold mixer tap. Half-glazed door leading out to rear garden, double glazed sash window to side aspect, breakfast area with space and plumbing for washing machine, glazed doors to side aspect, windows overlooking garden, double panelled radiator.

## ON THE FIRST FLOOR

### LANDING

with stairs leading to second floor, double panelled radiator.

### BEDROOM 1

with large bay window with double glazed sash windows, coved ceiling, double panelled radiator.

### BEDROOM 3

with double glazed sash window to rear, radiator.

### BEDROOM 4

with double glazed sash window to rear, double panelled radiator, coved ceiling.

### FAMILY BATHROOM

with three piece white suite comprising panelled bath with shower, wash hand basin set into

fitted cabinet, dual flush w.c., part tiled walls, wooden panels and large fitted mirror, tiled floor, double panelled radiator.

### CLOAKROOM/WC

with wash hand basin, w.c., part tiled wall.

### STAIRCASE LEADING TO SECOND FLOOR

with frosted window to front aspect leading to:

### BEDROOM 2

with vaulted ceiling, Velux rooflights, eaves storage and double panelled radiator.

### OUTSIDE

Front garden enclosed by low level brick walling with wrought iron gates, paved pathway to front door and shrub border partially laid to lawn. Rear garden with sandstone patio, laid to lawn with shrubbed borders, external electricity point, enclosed by brick walls. Access gate out to shared passage with private storage shed.







**Approximate Gross Internal Area 1122 sq ft - 104 sq m**

Ground Floor Area 527 sq ft – 49 sq m

First Floor Area 444 sq ft – 41 sq m

Second Floor Area 151 sq ft – 14 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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 £800,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City

[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.