

78, Chesterton Road

CB4 1ER



CHEFFINS

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A handsome and imposing bay fronted Victorian townhouse with well proportioned and elegant accommodation arranged over 4 floors, boasting a number of fine architectural features typical of this period including tall ceilings and open fireplaces. This fine home also benefits from its own well stocked and enclosed gardens and a pair of garages and driveway to the rear just off Hamilton Road within the ever popular De Freville district of the city.

Stone steps rising to six panelled timber entrance door with glazed fan light above, into:

ENTRANCE HALL

with moulded cornicing, dado rail, panelled and glazed internal door through to:

RECEPTION HALLWAY

with staircase rising to the upper and lower floors with natural timber hand rails, painted newel posts and spindles, moulded cornicing, decorative moulded archway, dado rail, deep moulded skirtings. radiator.

REAR HALL

with panelled glazed door to the side with glazed picture light above, fitted shelved storage cupboard.

DRAWING ROOM

with tall ceilings, moulded cornicing, moulded ceiling rose, picture rail, feature cast iron fireplace with decorative tiled slips, tiled hearth, marble mantle and surround, deep moulded skirtings, radiator, secondary double glazed bay window to the front.

STUDY/LIBRARY

with tall ceilings, cast iron fireplace with fitted shelving either side, decorative tiled slips, marble mantle and surround, decorative moulded ceiling rose, moulded cornicing, picture rail, radiator, sash window to the rear.

SITTING ROOM

with fitted storage cupboards to chimney breast recesses, part tiled and part exposed floorboards, coving, radiator, three sash windows to the side with glazed extension, pitched transparent double glazed roof, double glazed to two sides with twin doors leading out to the garden.

LOWER GROUND FLOOR

HALLWAY

with panelled and glazed entrance door to the front leading to outside, storage cupboard, tiled floor.

DINING ROOM

with cast iron fireplace with tiled surround and wooden mantle, fitted cupboards to chimney breast recesses, radiator, wall light, secondary double glazed bay window to the front.

KITCHEN

fitted with a range of cupboards to base and eye level with timber edge working surfaces with tiling to splashbacks and inset double bowl single drainer sink unit, Worcester, gas fired boiler providing domestic hot water and central heating system, Smeg oven, space and plumbing for dishwasher, space for fridge/freezer, brick flooring, radiator, sash window to the rear.

LARDER

walled shelving, leading to:

CLOAKROOM/UTILITY

low level w.c, hand wash basin, single drainer sink unit, plumbing and space for automatic washing machine, walled shelving, casement window to the front.





ON THE FIRST FLOOR

SPLIT LEVEL LANDING

staircase rising to the second floor, moulded cornicing, deep moulded skirtings, dado rail, fitted storage cupboard, airing cupboard with hot water tank and shelving, double glazed Velux roof light.

BEDROOM ONE

moulded cornicing, fitted wardrobe cupboards to chimney breast recesses, double panelled radiator, pedestal hand wash basin, tiling to splashbacks, secondary double glazed sash windows to the front and sash window to the rear.

BEDROOM TWO

moulded cornicing, cast iron fireplace, mantle and surround, fitted cupboards to chimney breast recesses, deep moulded skirtings, pedestal wash hand basin, radiator, sash window to the rear.

BEDROOM THREE

fitted wardrobe to chimney breast recess, radiator, arch shaped sash window to the rear.

TOILET

low level w.c, hand wash basin, part frosted window to the side.

BATHROOM

with coloured three piece suite comprising panelled bath with mixer/shower tap, low level w.c, pedestal hand wash basin, heated towel rail/radiator, coved ceiling, part frosted sash window to the front.

ON THE SECOND FLOOR

LANDING

access to loft space.

BEDROOM FOUR

cast iron fireplace, radiator, double glazed dormer window to the front.

BEDROOM FIVE

cast iron fireplace, double panelled radiator, double glazed dormer window to the rear.

BATHROOM

with white three piece suite comprising panelled bath and mixer/shower tap, low level w.c, pedestal hand wash basin, heated towel rail, glazed roof light.

OUTSIDE

wrought iron railings, variety of flower and shrubs, paved pathway and stone steps rising to front door and stone steps to lower ground floor with secondary access and storage area. Rear garden which is principally laid to lawn with brick pavioured pathway, mature tree, well stocked flowering and shrub beds enclosed by walling. To the rear of the garden is a covered bicycle store and potting shed with a pair of adjoining garages with corrugated roof, brick elevations, up and over doors to the front with power and light connected, gated access to the rear, and block paved driveway.

AGENTS NOTE

The property benefits from having solar panels.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	57 d	
39-54	E		
21-38	F		
1-20	G		

- Special Notes
1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
 7. If there is any point, which is of particular importance please ask us or seek professional verification.
 8. These Sales Particulars do not constitute a contract or part of a contract.



CHEFFINS

Cambridge Residential Sales, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

T 01223 214214 E cambridge.residential@cheffins.co.uk F 01223 271950

cheffins.co.uk

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