



Beaumont Road, Cambridge, CB1 8PY

CHEFFINS

Beaumont Road

Cambridge,
CB1 8PY

3 1 2

Guide Price £800,000

- 3 Bedrooms
- Much Improved Kitchen Extension
- Large Detached Studio
- Downstairs Cloakroom
- Lengthy Rear Garden
- Highly Convenient Location

A well-established semi-detached family residence, thoughtfully and skilfully extended to offer highly versatile living space. It enjoys a prime and convenient location on a sought-after residential street, set within a large, mature plot with a detached studio located at the rear providing further flexible accommodation. The property is ideally positioned for easy access to a range of local amenities, as well as ARM, Addenbrooke's Hospital, and Cambridge Station.





PANELLED GLAZED ENTRANCE DOOR

fitted with privacy glass leading through into:

ENTRANCE PORCH

with stone tile flooring, LED downlighters, array of double glazed windows fitted with privacy glass to front aspect, panelled glazed door leading through into:

ENTRANCE HALLWAY

with wood effect flooring, coved ceilings, understairs storage cupboard, radiator, panelled door leading through into:

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, drawers fitted underneath wash hand basin, heated towel rail, tiled flooring, tiled upstand, coved ceiling, LED downlighters.

SITTING ROOM

with continuation of the wood effect flooring from the hallway, coved ceiling, gas fireplace with stone surround and hearth, radiator, double glazed window to front aspect, double glazed sliding door leading out onto garden and decking, opening through into:

DINING ROOM

continuation of the wood effect flooring from the living room, coved ceiling, radiator, double glazed windows overlooking garden, set of panelled glazed sliding doors leading through into:

KITCHEN

comprising a collection of both wall and base mounted soft close storage cupboards and drawers, Minerva work surfaces, inset copper sink with copper hot and cold mixer tap, drainer, integrated 5 ring AEG gas hob with splashback and extractor hood above, integrated oven and microwave, space and plumbing for

dishwasher as well as fridge/freezer, further storage units include pull-out pantry store, coved ceiling, LED downlighters, double glazed window overlooking garden, panelled glazed door fitted with privacy glass leading out to the garden, internal access door into:

GARAGE

with wood effect flooring, space and plumbing for washer/dryer, water softener, window to side aspect, LED downlighters, up and over door to the front.

ON THE FIRST FLOOR**LANDING**

accessed via a split-level staircase with coved ceiling, loft access, double glazed window to front aspect, wood effect flooring, panelled doors leading into respective rooms.

BEDROOM 1

with wood effect flooring, coved ceiling, radiator, double glazed window overlooking garden.

BEDROOM 2

with coved ceiling, wood effect flooring, radiator, double glazed window to front aspect.

BEDROOM 3

with coved ceiling, wood effect flooring, radiator, double glazed window overlooking garden,

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, dual mounted shower head with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage drawers fitted underneath wash hand basin, wall mounted mirror with lighting feature, heated towel rail, extractor fan, tile effect flooring, LED downlighters, coved ceiling, double glazed window fitted with privacy glass to front aspect,

OUTSIDE

The property is approached off Beaumont Road via a dropped tarmac kerb leading onto a part concrete part gravelled driveway with enough parking for two/three vehicles. The aforementioned up and over garage door and a step up to the front entrance door, the remainder of the front garden is principally laid to lawn bordered by some well stocked bedding and mature shrubs.

To the rear of the property is an extensive garden laid to lawn with a raised composite decking area led directly off the rear part of the property providing a wonderful space to both relax and entertain, small step down leads to a concrete pathway just to the right hand side of the lawned area and in turn is bordered by some well stocked bedding, continuation of this concrete pathway leads to the rear part of the garden where there is a small pond and a paved pathway leads to the large studio initially approached via some raised composite decking leading to a double glazed sliding door. STUDIO comprises wood effect flooring, multiple power points, wall mounted LED lights, double glazed windows to both side and front aspect. Behind the studio is a further small portion of garden ideal for composting and is bordered by some mature shrubs and trees. To the side of the property is a gravelled pathway leading to the side access gate and provides a handy space for storage of bikes and bins.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Cambridge







Approximate Gross Internal Area 1424 sq ft - 133 sq m

Ground Floor Area 706 sq ft – 66 sq m

First Floor Area 528 sq ft – 49 sq m

Garage Area 142 sq ft – 13 sq m

Outbuilding Area 190 sq ft – 18 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.