



Leys Road, Cambridge, CB4 2AT

**CHEFFINS**

# Leys Road

Cambridge,  
CB4 2AT

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Guide Price £1,350,000

- Substantial Detached Family Residence
- 3/4 Bedrooms
- Marvellous Open Plan Kitchen/Breakfast Room
- Sunken Living Room
- Formal Dining Room With Stunning Fireplace
- Large Workshop With Full Fibre
- Extensive Gated Driveway

A rare opportunity to acquire a rather elegant and extended, substantial detached family residence, offering a unique and refined ambiance in the heart of Cambridge. Originally constructed in the 1930s with a distinctive mock-Tudor design, the property has been sympathetically improved and extended to complement its original character, while enhancing its functionality for modern living. The home is situated on a highly sought-after and prestigious residential street, occupying a prominent and generous plot within its own beautifully landscaped grounds. The exterior boasts a large gated driveway with the capacity to accommodate up to eight vehicles, a convenient side return, and an expansive rear garden with expansive workshop, offering both privacy and an exceptional outdoor space. The combination of its period charm, high-quality finishings throughout, and enviable location makes this residence a particularly desirable family home.





## LOCATION

Leys Road, nestled in a peaceful residential part of Cambridge, offers the perfect blend of suburban tranquility and urban convenience. The area is ideally located for access to Cambridge North Station, providing direct trains to London Kings Cross in under an hour, while the nearby A14 and M11 ensure swift connections to London, Stansted Airport, and the surrounding regions. The local area boasts a wide range of amenities. Just a short walk away, you'll find the bustling Milton Road with its independent shops, cafes such as Stir, and essential services. Chesterton High Street offers further conveniences, including the popular Farm Café and a selection of local grocery stores. For larger shopping needs, the nearby Cambridge Retail Park includes major stores like Tesco and Asda, while The Grafton Centre and Grand Arcade provide a range of high-street brands and restaurants. Families will appreciate the excellent schooling options in the area. Leys Road is within the catchment of Milton Road Primary School and the highly rated Chesterton Community College. The city's top independent schools, including The Perse, The Leys, and St. Mary's, are also easily accessible, further adding to the location's appeal for families seeking top-tier education for their children. Residents are spoiled for choice when it comes to outdoor activities, with nearby green spaces such as Jesus Green, Midsummer Common, and Stourbridge Common offering scenic spots for walks and recreation along the River Cam. With Cambridge's historic city centre, its array of cultural attractions, shops, and renowned restaurants just a short bike ride away, Leys Road truly provides the best of both worlds—calm residential living with the vibrancy of Cambridge at your fingertips.

**PANELLED ENTRANCE DOOR**

with double glazed windows either side leading into:

**ENTRANCE HALL**

with stone flooring, full height radiator, alarm panel, inset LED downlighters, double glazed window to side aspect, internal glazed door with brushed metal handle, leading into:

**RECEPTION HALL**

with continuation of the stone flooring, open engineered oak stairs rising to first floor accommodation, full height radiator, inset LED downlighters, CCTV camera, timber panelled and glazed doors providing access into respective rooms.

**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, wood effect splashback, storage cupboards underneath wash hand basin, heated towel rail, stone flooring, inset LED downlighters, extractor fan.

**DINING ROOM**

with reconditioned original parquet flooring throughout, the focal point is a most grand original fireplace, framed by intricately detailed wooden paneling. The fireplace itself features a tiled hearth, decorative fireplace insert, on either side of the fireplace, there are built-in, cushioned seating nooks. The rest of the room offers wall mounted lighting, radiator, double glazed bay window to front aspect.

**OPEN PLAN KITCHEN/BREAKFAST ROOM**

with kitchen comprising an extensive range of wall and base mounted storage cupboards and drawers fitted with soft closing feature, quartz work surface with inset one and a half bowl sink with hot and cold mixer tap, drainer to side, custom glazed splashback, integrated Siemens induction hob with downdraft Siemens extractor fan, integrated Siemens ovens with all of these benefitting from Wi-Fi control features. There is a further integrated and concealed full height fridge and freezer, space for full height wine cooler, integrated and concealed Siemens dishwasher, further storage units in the kitchen include integrated bin store and a wealth of storage cupboards in both the main kitchen units and island. A continuation of the work surface of the kitchen island creates a breakfast bar, ideal for informal dining, stone flooring, full height radiator, inset LED downlighters, CCTV camera, array of double glazed windows to both side and rear aspect, double glazed set of bi-folding doors leading out onto patio, adjacent to this are steps down to the sunken living room, panelled glazed door leading through into:

**UTILITY**

comprising a collection of both wall and base mounted storage cupboards and drawers, fitted with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side with tiled splashback, space and plumbing for washer/dryer, stone flooring, inset LED downlighters, extractor fan, panelled glazed door leading out onto side access an timber panelled door leading through into large pantry store with fitted shelving and lighting.

**SUNKEN LIVING ROOM**

with engineered oak flooring, corner glazed gas fireplace with a wood burning effect, wall mounted air conditioning, radiators, opening through into stunning square bay window area with stone flooring, double glazed bi-folding doors to both side and rear aspects, creating a wonderful light and airy atmosphere to the room and leading out onto the garden, inset LED downlighters, CCTV camera.

**STUDY**

with refurbished original parquet flooring, double panelled radiator, inset LED downlighters, double glazed window to front aspect and double glazed bay window to side aspect,

**ON THE FIRST FLOOR****LANDING**

a bright and modern landing space with double panelled radiator, panelled timber door to airing cupboard, inset LED downlighters, original external stained glass window, double glazed window to front aspect, a bold red accent wall adds warmth and contrast, complementing the warm tones of the natural panelled doors leading into respective rooms.

**PRINCIPAL BEDROOM SUITE**

with wall mounted air conditioning, inset LED downlighters, radiator, almost full width set of double glazed windows overlooking garden, opening through into DRESSING ROOM. The original design of the house intended it to have four bedrooms, with the current dressing room serving as the fourth. The vendors are open to converting the dressing room back into a fourth bedroom by installing a dividing wall between exchange and completion, should the buyer wish to proceed with this change and subject to negotiation. The DRESSING ROOM comprises an extensive range of built-in full height wardrobes fitted with railings and shelving, one cupboard housing CCTV controls and TV, another housing the safe, radiator, full width set of double glazed windows overlooking garden, timber panelled door leading through into:

**ENSUITE BATHROOM**

comprising of a four piece suite with large walk-in shower cubicle with ceiling mounted rainfall shower head as well as a wall mounted shower head, recessed storage niche, and accessed via glazed shower door, low level w.c. with concealed dual hand flush, douche shower head adjacent, set of two wash hand basins with fitted drawers beneath with a soft closing feature, the entire suite is tiled, shaving point, two wall mounted mirror cabinets with lighting feature, heated towel rail, inset LED downlighters, extractor fan, wood effect flooring, double glazed windows fitted with privacy glass to side and rear aspect.

**BEDROOM 2**

with full height built-in wardrobes fitted with railings and shelving, radiator, inset LED downlighters, double glazed windows to both front and side aspect, panelled door leading through into:

**ENSUITE SHOWER ROOM**

which comprises a three piece suite with large walk-in shower cubicle with wall mounted shower head and accessed via a glazed shower door, low level w.c. with concealed dual hand flush, douche shower head adjacent, hand wash basin with hot and cold mixer tap, all of this with a tiled surround, storage drawers fitted underneath wash hand basin fitted with soft closing feature, shaving point, wall mounted mirror with light, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**BEDROOM 3**

with full height built-in wardrobe fitted with railings and shelving, inset LED downlighters, radiator, double glazed window overlooking front garden.

**FAMILY BATHROOM**

comprising of a three piece suite with combined shower and bath with wall mounted shower head as well as secondary freestanding shower attachment, hot and cold mixer bath tap, recess storage shelf, glazed shower partition, low level w.c. with concealed dual hand flush, douche shower head adjacent, hand wash basin with hot and cold mixer tap, tiled surround, storage drawers underneath wash hand basin, shaver point, wall mounted mirror with lighting feature, tiled upstand, heated towel rail, inset LED downlighters, loft access, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**OUTSIDE**

To the front the property is approached off Leys Road via two dropped kerbs and enclosed by electric gates leading onto a fully gravelled driveway with enough parking for multiple vehicles. The front is enclosed via a low level brick wall and behind this, there is well stocked bedding full of lavender and rose bushes. The rest of the driveway is enclosed via some well stocked bedding and atmospheric timed lighting. Paved pathway leading to both the front entrance door and the right hand side access gate. Separate paved pathway leading to the left hand side access gate.

An extensive rear garden which is principally laid to lawn and has been painstakingly and expertly landscaped to provide a superb balance of entertaining and relaxing with a large paved patio area led directly off the rear part of the property with outside power points. There are bases set up for two substantial parasols with power and lighting, perfectly set up to cover the two main entertaining areas of the patio. This then leads directly onto the main lawn area which is bordered by raised flower beds, filled with a variety of mature plants, shrubs, and ornamental grasses, providing greenery and texture to the space. Along the right side, a row of established trees and bushes offers privacy and natural shade. The left side is similarly adorned with plants, creating a well-balanced and symmetrical design. These bedded areas benefit from a watering system making the upkeep of this very low maintenance. Adjacent to the raised beds, a continuation of the patio leads round to a pathway hugging the left hand side of the garden, leading to the rear. Throughout the garden, there are fitted and timed automatic lighting comprising sunken LED spotlights throughout the bedded areas as well as some further lighting modules placed around the patio area. A continuation of the paved patio leads to the rear part of the garden where there

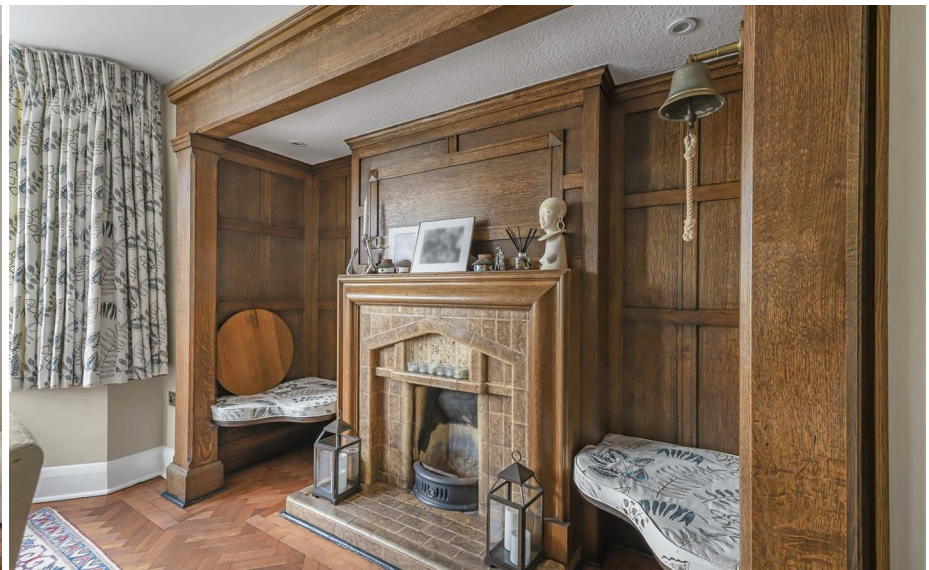
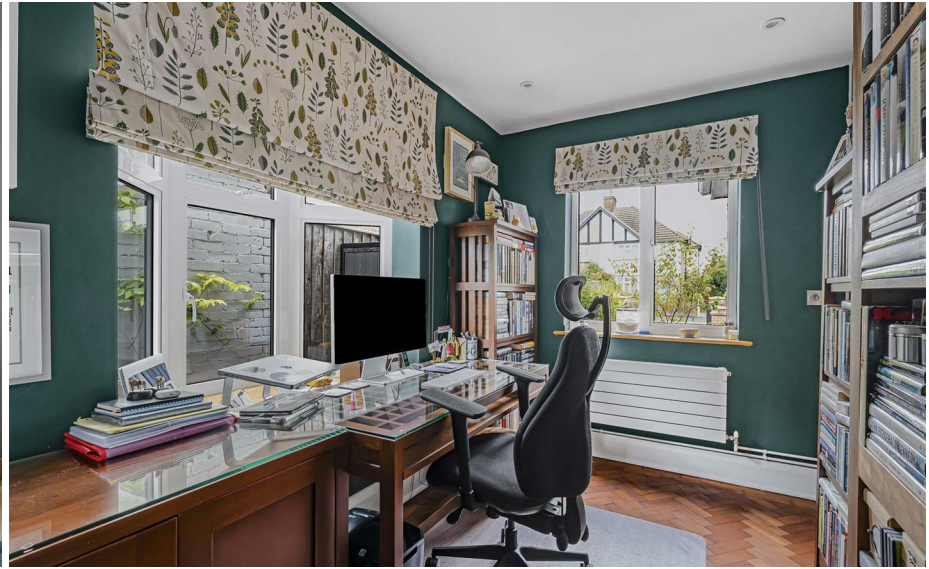
is a large timber workshop with further paving surrounding the front and steps leading back down to the lawn area. Outside top, power points fitted on external wall of the workshop. The main room in the workshop is fitted with power and lighting as well as base mounted desk and work bench, timber flooring, double glazed windows to front aspect as well as a set of double doors leading back onto the garden and a panelled timber door leads to a secondary room where there is a wealth of storage space available and some further fitted shelving. The vaulted part of the ceiling provides more storage. The workshop benefits from wired fibre internet connection. There is adjoining external store which is accessed via a covered area and once again fitted with further shelving. Behind the large workshop is a gravelled area ideal for storage and there is a large water butt collecting rain from the runoff of the guttering of the workshop, mature shrubs and trees to the rear and a fence enclosing.

To the right hand side of the property is a side access which is paved and is bordered by some well stocked bedding and also houses the air conditioning unit and a secure access gate leading to the front. On the left hand side is a wide access way which is once again paved and bordered by some well stocked bedding and provides space for bicycle and bin store. Set of double doors providing access to outside store which houses the gas meter, additional outside tap, power points and space for additional fridge/freezer, large lockable side access gates leading to the front.

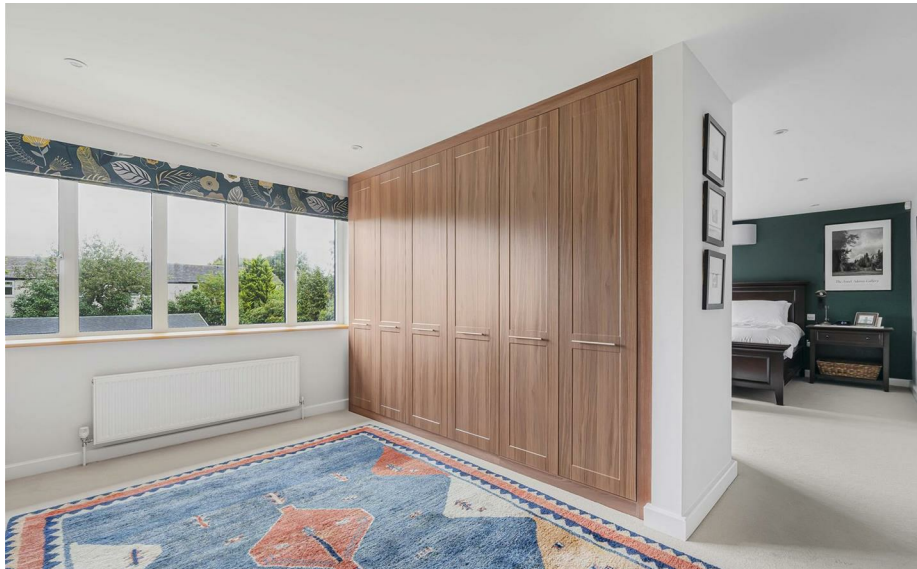
**AGENTS NOTE**

The property was completely renovated between January 2018 and June 2019 and great care was taken to achieve high levels of efficiency and to meet modern living requirements. Some of these included:

- High specification windows and glazing
- Full insulation in the loft space and Internal and external insulation solutions achieving an high EPC rating
- Complete replacement of the original plumbing & heating system and upgraded with a new boiler / pressurised system delivering instant high pressure hot water and efficient central heating
- Complete rewiring and CAT6 cabling throughout the property with server rack
- Alarm system and CCTV installed which can be controlled locally or by mobile apps
- Remote-controlled electric gates
- Remote-controlled front and rear garden lighting
- Hard wired ethernet to workshop
- While not currently connected, armoured cable has been installed from the outdoor store room to both sides of the driveway to support charging of plug-in hybrid (not pure EV) vehicles if required











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>87</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £1,350,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge

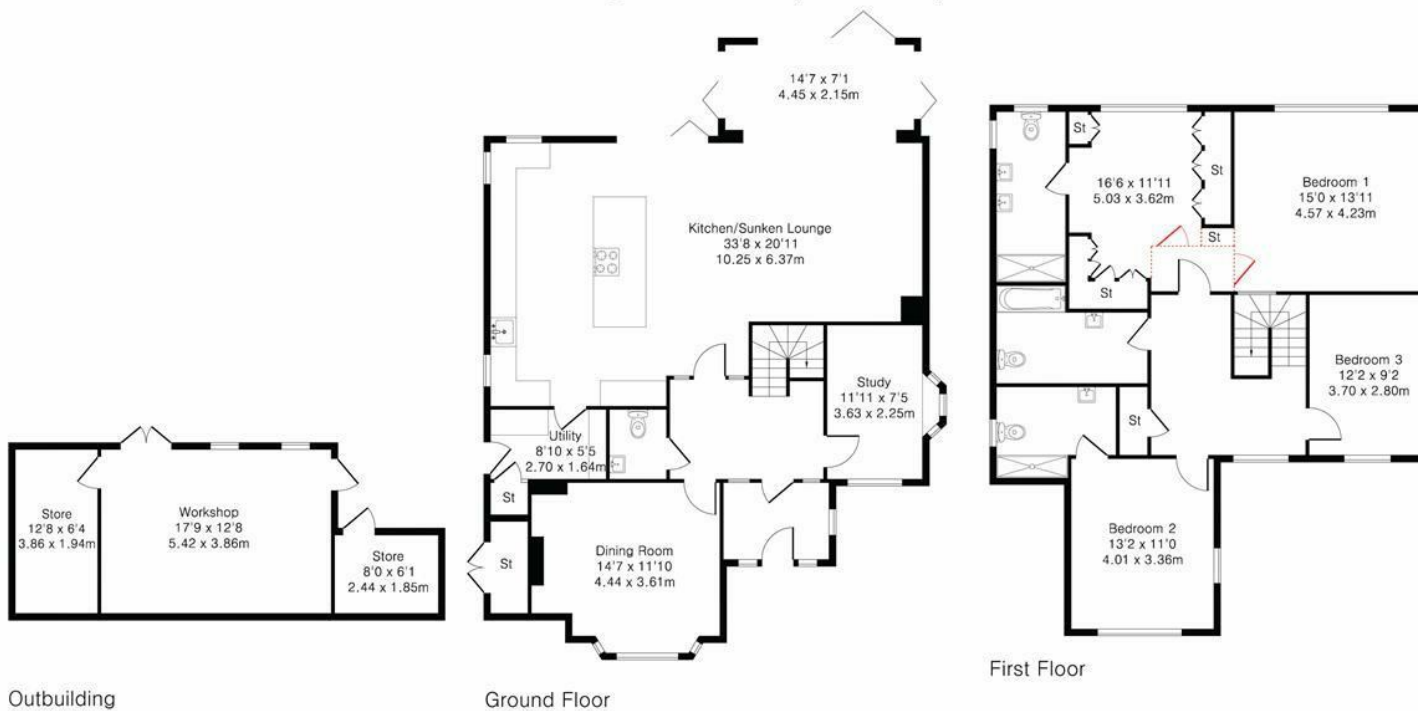


**Approximate Gross Internal Area 2651 sq ft - 246 sq m**

Ground Floor Area 1248 sq ft – 116 sq m

First Floor Area 1044 sq ft – 97 sq m

Outbuilding Area 359 sq ft – 33 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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