



Fendon Road, Cambridge, CB1 7RT

**CHEFFINS**



## Fendon Road

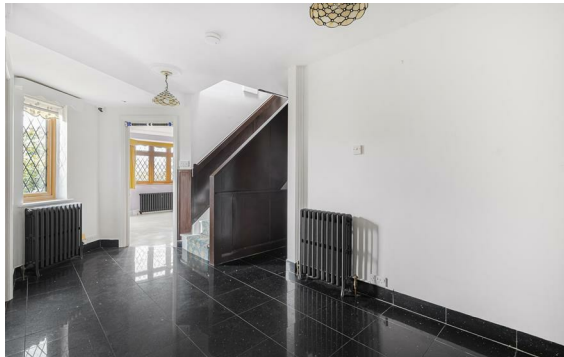
Cambridge,  
CB1 7RT

An established and substantial detached house providing extensive and versatile living accommodation, including a potential ground floor annexe. Occupying a prominent and convenient non-estate south city position, so well placed for access to the Addenbrookes Campus, major routes, city centre and main line stations including the new Cambridge South station which is currently under construction.

7 2 3

**Guide Price £1,100,000**





## LOCATION

A unique and outstanding opportunity to acquire an intriguing and highly individual detached house providing vast and flexible accommodation over three storeys together with extensive courtyard style parking to front and an enclosed garden to rear. So conveniently located in a most desirable and highly sought after residential area just two miles to the south of the city centre, but particularly well placed within cycling and walking distance of the Addenbrookes Campus.



## COVERED PORCH

outside light, quarry style step and front entrance door to:

## ENTRANCE HALL

with staircase leading off to first floor.

## PRINCIPAL RECEPTION ROOM

A wonderful light and open plan space incorporating a feature marble fireplace style back with inset log coal effect fire, marble hearth, traditional style radiator, sealed unit double glazed windows to front aspect, natural wood flooring, two further traditional style radiators and a high level lantern style window with double glazed windows at one end of the room with a two full height sealed unit double glazed bays and a pair of sealed unit double glazed French doors to patio area and rear garden.

## LIVING ROOM

with traditional style radiator, sealed unit double glazed windows to side aspect, and sealed unit double glazed windows set into bay to front aspect, feature tiled floor, and marble fireplace with coal effect fire and marble hearth, two decorative archways leading through to:

## STUDY/FAMILY ROOM

with feature bay window to front aspect with sealed unit double glazed windows, traditional style radiator, natural wood style flooring.

## KITCHEN/BREAKFAST ROOM

with range of units comprising an inset stainless steel twin sinks with mixer taps and cupboards below, granite style work surfaces to either side with further drawers beneath and an integrated Bosch dishwasher, further granite worktops incorporating a oven and 5 point gas hob set above and contemporary style extractor cooker hood with splashback, extensive range of wall storage cupboards and upright storage cupboards one of which houses a wall mounted gas fired boiler, fitted breakfast bar with granite worktop, a large LG American style fridge/freezer with shelved cupboards to either side and above, further unit with storage cupboards and a further integrated oven with drawers beneath, traditional style radiator, built-in shelved pantry/storage cupboard with tiled hearth, part natural wood style flooring and ceramic tiled flooring and a pair of full height sealed unit double glazed French doors leading to patio area and rear gardens, leading to:

## UTILITY ROOM

with butler sink and worktops to either side with cupboard below and space and plumbing for appliances, wall storage cupboard, space for upright fridge/freezer, feature cast iron firegrate with shelf above, high semi-vaulted panelled ceiling, sealed unit double glazed Velux window, door to:

## SHOWER ROOM/CLOAKROOM

with fitted shower cubicle with glazed shower screen, ceramic tiled walls, wall mounted shower unit, wash hand basin and low level w.c., sealed unit double glazed window to rear aspect with frosted glass.

## RECEPTION ROOM/BEDROOM 8

with radiator, ceramic tiled floors, sealed unit double glazed windows with frosted glass to front aspect.

## ON THE FIRST FLOOR

## SPACIOUS LANDING

with decorative wall mirror, two traditional style radiators, ceramic tiled flooring, sealed unit double glazed window to front aspect and staircase off to second floor.

## PRINCIPAL SUITE

incorporating:

## BEDROOM

with traditional style radiator, sealed unit double glazed windows to front aspect, fireplace with an electric log effect fire set on a marble base, sealed unit double glazed windows to side aspect, natural wood style flooring, decorative arch leading through to:

## DRESSING ROOM

with ceramic tiled floor, large fitted wardrobes with cupboards above, sealed unit double glazed windows to side aspect and feature bay window to front aspect with sealed unit double glazed windows, high level storage cupboards.

## BEDROOM 2

with double radiator, sealed unit double glazed windows to front aspect, natural wood style flooring.

## BEDROOM 3

with natural wood style flooring, traditional style radiator, sealed unit double glazed windows to rear aspect.

## BEDROOM 4

radiator, natural wood style flooring, sealed unit double glazed windows to rear aspect.

## BEDROOM 5

with radiator, sealed unit double glazed windows to rear aspect.

## BATHROOM

with white suite comprising bath with glazed screen and shower attachment, part ceramic tiled walls around, pedestal wash hand basin and low level w.c., wall mounted electric

towel rail, radiator, sealed unit double glazed windows to side aspect with frosted glass, traditional style radiator, tiled floor.

## ON THE SECOND FLOOR

## LANDING

with ceramic tiled flooring, sealed unit double glazed Velux window to side aspect.

## BEDROOM 6

with traditional style radiator, built-in doors leading to large built-in eaves cupboards, sealed unit double glazed windows to rear aspect, traditional style radiator, natural wood style flooring.

## ATTIC BEDROOM 7

with sealed unit double glazed Velux windows to front, side and rear aspect, natural wood style flooring, redbrick chimney breast, and two traditional style radiators.

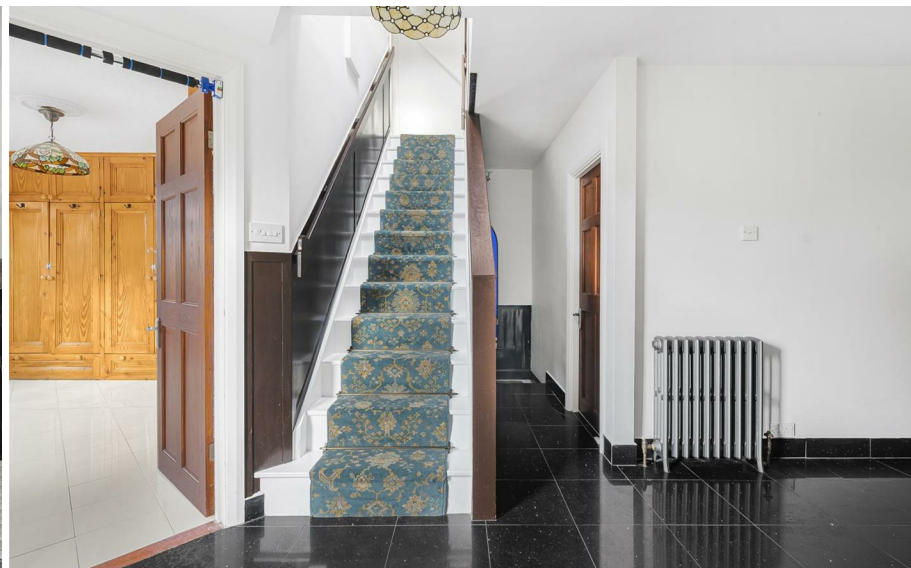
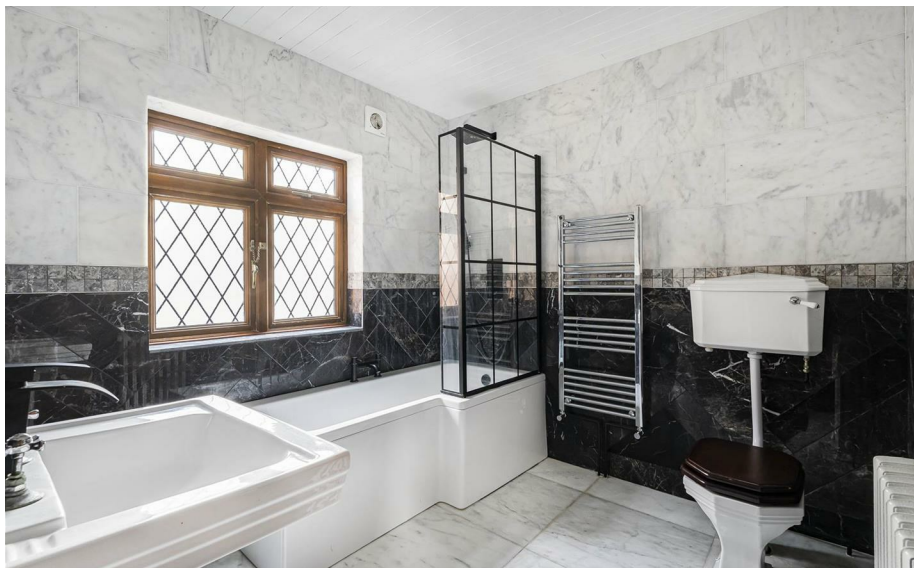
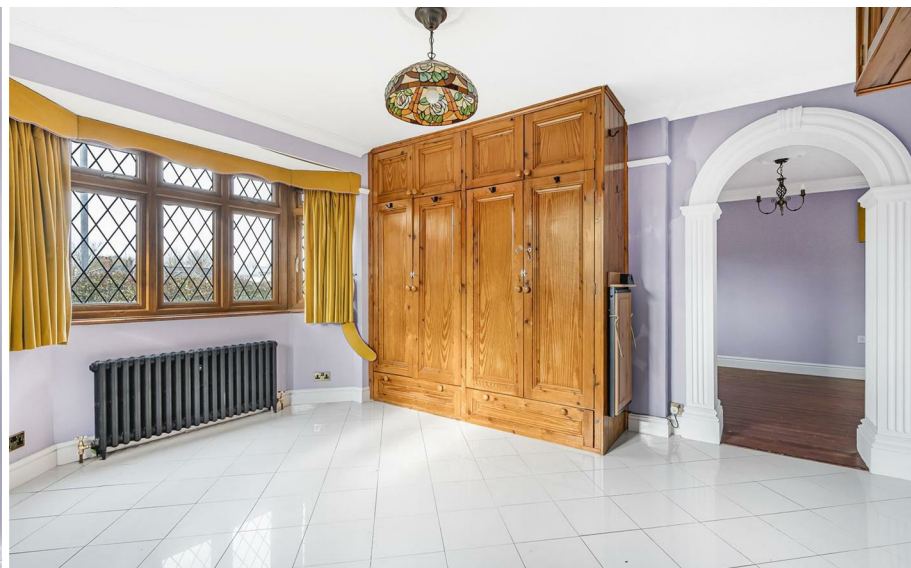
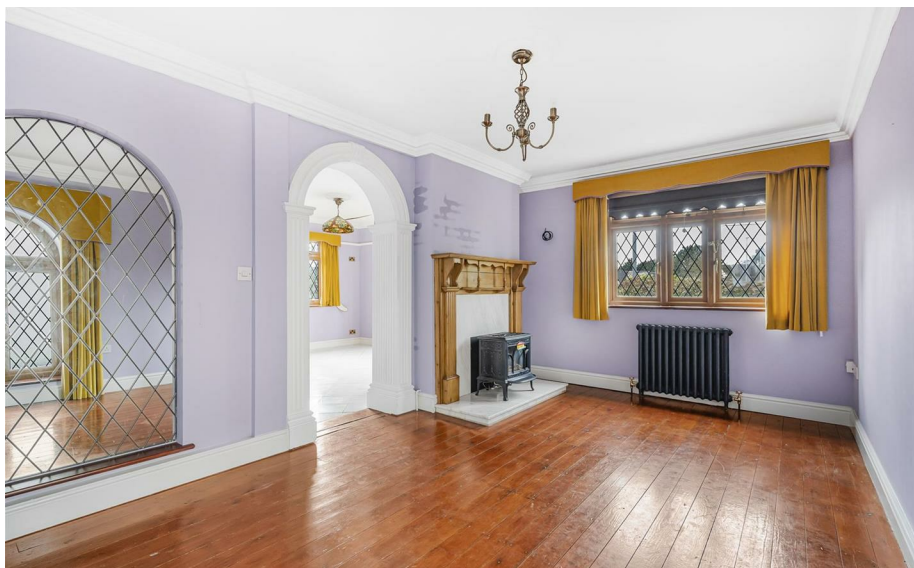
## OUTSIDE

To the front of the property there are a pair of wrought iron gates leading to an extensive brick paviour courtyard style parking and turning area with electric charging point and outside tap, garden to the side laid to lawn with a variety of mature trees and borders around and there are paved pathways leading to the front of the house and another small courtyard style area and wrought iron gates and pathway to side leading to the rear garden.


To the rear of the property there is an enclosed garden which enjoys a high degree of privacy and seclusion and is mainly laid to lawn with a variety of mature shrubs, bushes, trees and hedgerow to either boundary, paved patio area and brick built barbecue immediately adjacent to the property itself and a further wooden arch leading to a secluded area at the far end of the garden with a wooden timber style bridge leading to a feature enclosed breeze house.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(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 £1,100,000

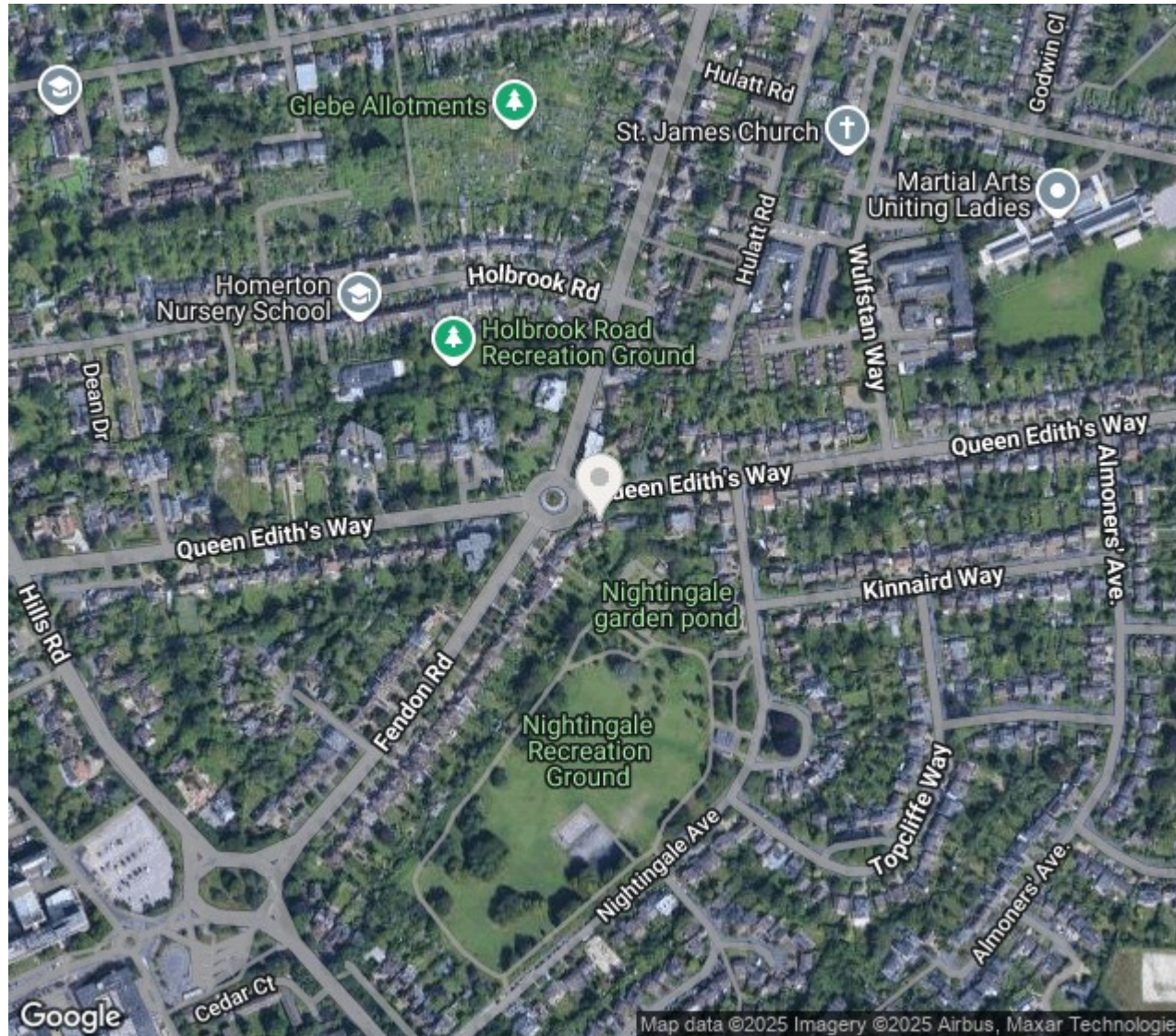
Tenure – Freehold

Council Tax Band – F

Local Authority – Cambridge City Council







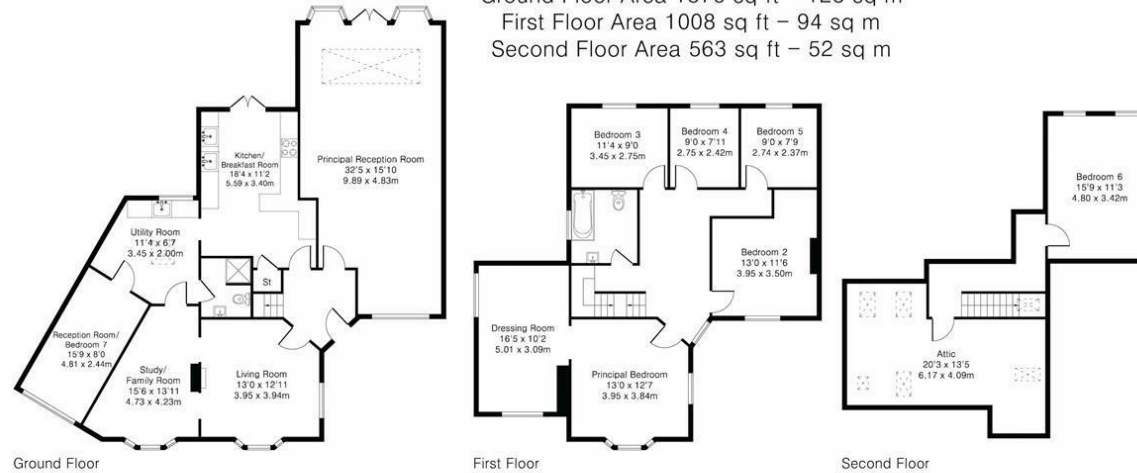


## Approximate Gross Internal Area 2947 sq ft - 274 sq m

Ground Floor Area 1376 sq ft – 128 sq m

First Floor Area 1008 sq ft – 94 sq m

Second Floor Area 563 sq ft – 52 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.

