



Hampden Gardens, Cambridge, CB1 3DU

CHEFFINS

Hampden Gardens

Cambridge,
CB1 3DU

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Guide Price £525,000

- Townhouse
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- First Floor Sitting Room
- Off Road Parking & Garage
- Offered With No Onward Chain

A well-proportioned modern townhouse offering light and airy accommodation arranged over three floors. The property benefits from a low-maintenance rear garden, off-road parking, and a garage, and forming part of this established development just off Cromwell Road. Conveniently located within easy reach of the city centre, Cambridge Station, and the vibrant Mill Road area. Offered with no onward chain.





LOCATION

Hampden Gardens in Cambridge, CB1 3DU, offers residents exceptional accessibility, a variety of amenities, and strong transport links. Situated just over a mile from Cambridge city centre, the development provides easy access to the city's cultural and commercial offerings. Cambridge Railway Station is approximately 1.3 kilometers away, facilitating convenient travel to London and other major cities. For motorists, the nearby A14 at Fen Ditton, just two miles away, connects to the wider motorway network. The area boasts a range of local amenities. The Beehive Centre and Cambridge Retail Park are within walking distance, featuring major retailers such as Marks & Spencer, Asda, and Lidl. Additionally, several supermarkets, including Sainsbury's and Tesco, are located nearby, ensuring daily necessities are easily met. Families will appreciate the proximity to well-

STORM PORCH

with paved flooring, built-in storage cupboard, wall mounted lighting surrounding the panelled glazed entrance door leading through into:

ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation, built-in storage cupboard, radiator, panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wood effect flooring, radiator, extractor fan, lighting.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen area comprising a collection of both wall and base mounted storage cupboards and drawers, stone effect rolltop work surface with inset stainless steel one an a quarter bowl sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated 4 ring gas hob with tiled splashback, extractor fan above, integrated double oven below, space and plumbing for washing machine and fridge/freezer, dishwasher, continuation of the wood effect flooring from the hallway, double glazed window overlooking garden, opening to Dining Room with wood effect flooring, radiator, double glazed French doors leading out to garden.

ON THE FIRST FLOOR

LANDING

with stairs rising to second floor accommodation and panelled doors leading to respective rooms.

SITTING ROOM

L-shaped room with radiators, full height double glazed windows, set of double glazed French doors leading out onto shallow balcony overlooking the rest of the development.

BEDROOM 3

with radiator, double glazed windows overlooking gardens.

FAMILY BATHROOM

comprising a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, shaver point, wood effect flooring, radiator, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

ON THE SECOND FLOOR

LANDING

with loft access, built-in storage cupboard and doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with full width and full height set of built-in wardrobes fitted with railings and shelving, further storage cupboard fitted with railings and shelving accessed via a set of panelled doors, radiator, double glazed dormer window overlooking garden, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand

basin with hot and cold mixer tap, tiled splashback, tiled effect flooring, radiator, shaver point, extractor fan, inset LED downlighter.

BEDROOM 2

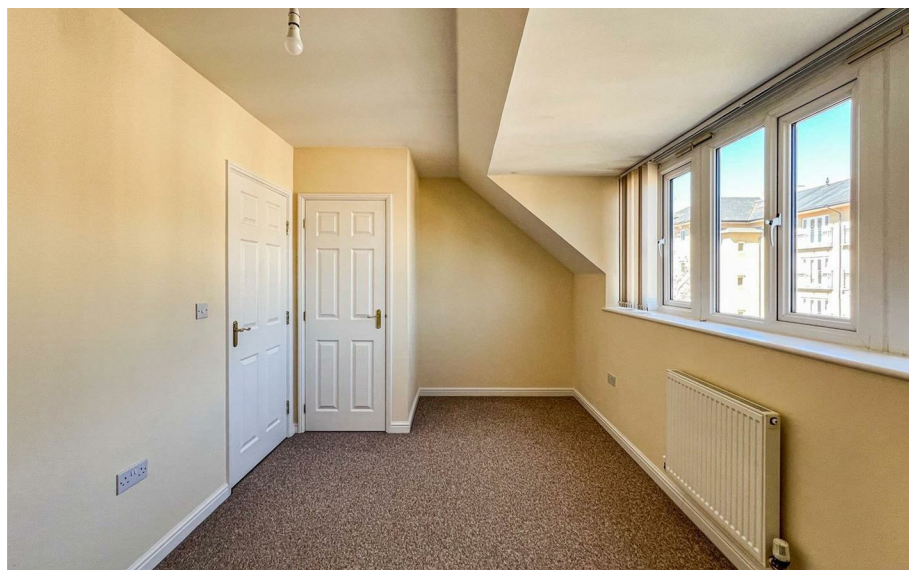
with built-in storage cupboard housing pressurised hot water cylinder, radiator, double glazed dormer window to front aspect.


OUTSIDE

To the front the property is approached off Hampden Gardens. A dropped tarmac kerb leading onto driveway with enough parking for single vehicle as well as accessed onto the up and over garage door. The development itself is located just off Cromwell Road and could be accessed via a dropped kerb leading onto the development.

To the rear of the property is a low maintenance garden principally laid to lawn with small paved patio area led directly off the rear part of the property, outside tap. The property benefits from rear access via the alleyway and timber gate leading round to the front. GARAGE accessed via internally by a panelled door as well as the up and over door to the front fitted with power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(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 £525,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council



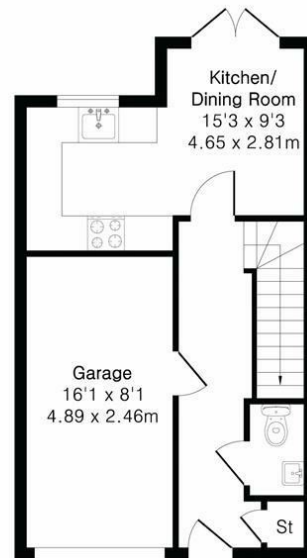


Approximate Gross Internal Area 1152 sq ft - 107 sq m

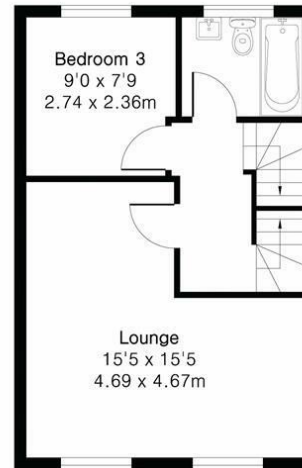
Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 375 sq ft – 35 sq m

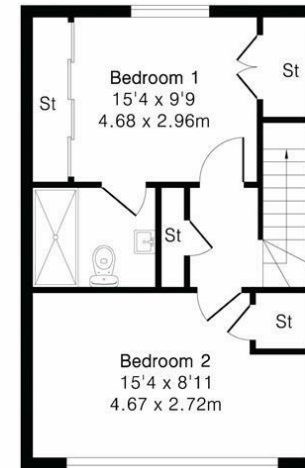
Second Floor Area 375 sq ft – 35 sq m



Ground Floor



First Floor



Second Floor



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

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.

