



Scotland Road, Cambridge, CB4 1QG

**CHEFFINS**



## Scotland Road

Cambridge,  
CB4 1QG

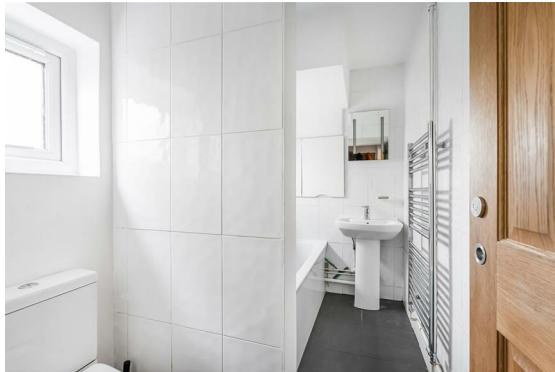
- Semi-Detached Residence
- Three Bedrooms
- Two Bathrooms
- Light & Airy Open Plan Kitchen/Dining Room
- Lengthy Sitting Room
- Garden Studio
- Off Road Parking
- New Roof Fitted In 2025

A cleverly extended semi-detached residence offering well-balanced and versatile accommodation, highlighted by an expansive open-plan kitchen and dining room. The property further benefits from a generous rear garden with a studio positioned to the far end, together with off-road parking to the front. Situated in a highly convenient north Cambridge location, the home enjoys excellent access to a wide range of local amenities, the city centre, Cambridge North Railway Station and the Chisholm Trail.

3 2 1

**Guide Price £550,000**





## LOCATION

Scotland Road occupies a highly convenient and increasingly sought-after position on the northern side of Cambridge, offering excellent access to the city centre and a wide range of everyday amenities. The location is particularly well placed for Cambridge North Railway Station, providing fast and regular services to London King's Cross and beyond, making it an attractive choice for commuters. The area is well served by local shops, cafés and supermarkets along nearby Chesterton Road and Milton Road, with further amenities available at the Cambridge Retail Park and the vibrant Mitcham's Corner, which offers independent eateries, public houses and essential services. Scenic riverside walks along the River Cam are close at hand, as are green spaces and cycle routes, including the Chisholm Trail, providing direct and traffic-free access through the city. Scotland Road also benefits from excellent connectivity to the Science Park, Business Park and the wider A14, while remaining within easy reach of Cambridge's historic city centre, university departments and cultural attractions. The combination of strong transport links, local amenities and access to open spaces makes this a highly practical and appealing residential location.



## PANELLED GLAZED ENTRANCE DOOR

leading through into:

## ENTRANCE HALL

with radiator, exposed timber flooring, stairs rising to first floor accommodation, panelled door leading through into:

## LIVING ROOM

with exposed timber flooring, picture rails, former fireplace with painted concrete hearth, coved ceiling, radiator, double glazed window to front aspect, opening through into second part of the living room with wood burning stove with painted concrete hearth, fitted cupboards in recess of chimney breast, panelled door leading through into INTERNAL STORAGE AREA with tiled flooring, further panelled door leading through into:

## FAMILY BATHROOM

comprising of a three piece suite with panelled bath, hot and cold mixer bath tap with shower head attachment, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, extractor fan, double glazed windows fitted with privacy glass out onto side aspect.

## OPEN PLAN KITCHEN/DINING ROOM

accessed via a set of glazed double doors from Living Room. Kitchen area comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature, stone work surface with inset one and a quarter bowl porcelain sink with hot and cold mixer tap, integrated 5 ring induction hob with extractor hood above, integrated double oven and microwave, space and plumbing for dishwasher, washing machine and dryer, space and plumbing for American style fridge/freezer, tiled flooring, opening through to Dining Area with lantern, inset LED downlighter, underfloor heating, double glazed window to side aspect with a full width set of double glazed bi-folding doors leading out onto garden.

## ON THE FIRST FLOOR

## LANDING

with loft access, double glazed window to side aspect, timber panelled doors leading into respective rooms.

## PRINCIPAL BEDROOM SUITE

with picture rails, radiator, double glazed window to front aspect, panelled door leading through into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with corner shower cubicle, 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, storage cupboards underneath, heated towel rail, extractor fan, inset LED downlighters, tiled flooring, double glazed window to front aspect.

## BEDROOM 2

with radiator, double glazed window overlooking garden.

## BEDROOM 3

with radiator, double glazed window overlooking garden.

## OUTSIDE

To the front the property is approached off Scotland Road via a dropped tarmac kerb leading to a gravelled driveway with a paved pathway leading to the front entrance door.

To the rear of the property is an extensive garden principally laid to lawn with a paved patio area led directly off the rear part of the property. The lawned area is bordered by well stocked bedding full of mature shrubs and trees, leading down to the rear part of the garden where there is a large timber studio accessed via a set of panelled glazed double doors fitted with power and lighting with a large paved patio area in front and to the side is a small walkway provides further storage. To the side of the property the paved patio area extends around and provides a useful side access leading round back to the front of the property.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
EU Directive 2002/91/EC		

Guide Price £550,000

Tenure – Freehold

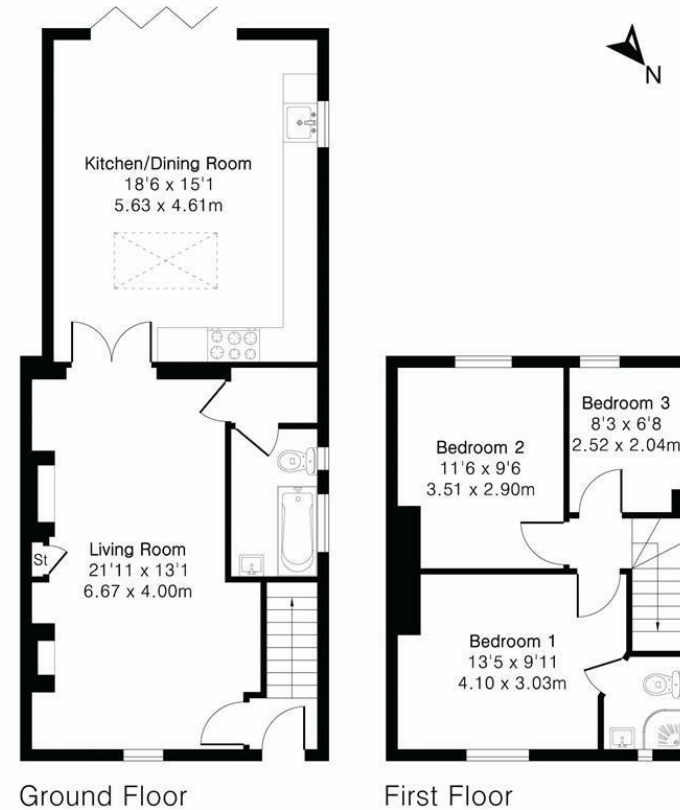
Council Tax Band – C

Local Authority – Cambridge City Council

Approximate Gross Internal Area 1001 sq ft - 93 sq m

Ground Floor Area 643 sq ft – 60 sq m

First Floor Area 358 sq ft – 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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