

Luard Road Cambridge CB2





Luard Road

Cambridge

Cambridge City Centre - 1.75 miles
Mainline railway station - 1.25 miles (service to London King's Cross and Liverpool Street)
Addenbrooke's hospital/Biomedical Campus - 1 miles
M11 (junction 11) - 2.75 miles
(All distances and times are approximate)

A delightful family home in a prime location.

Entrance hall | Study | Kitchen/breakfast room | Dining room | Sitting room | Laundry room | Cloakroom

First floor: Principal bedroom suite | 4 further bedrooms (one with en suite) | Family bathroom

Second floor: 2 bedrooms

Garage | Mature garden | Private parking

All in 0.27 acre



Bishops Stortford
26 North Street, CM23 2LW

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33 Luard Road was built in the 1930s and is constructed of rough cast rendered elevations under a tiled roof. Skilfully extended and improved over the years, the property has been subject to an extensive programme of alterations, not least to include the creation of a wonderful sitting room which opens to the rear garden and conversion of the attic space into two second floor bedrooms.

All works have been carried out to a very high standard and this substantial property boasts an impressive 2,857.4 sq ft (265.5 sq m) of beautifully presented accommodation which features high ceilings and has a light and airy feel throughout. The internal layout offers tremendous versatility, suitable for a variety of family needs with ample space on offer for working or studying at home.

The property is set well back from the road with a large driveway and an integral garage. The enclosed rear garden is well screened by a variety of mature trees and shrubs which backs onto Homerton College playing fields.



Luard Road is one of the most highly regarded roads in Cambridge, situated about 1.75 miles south of the city centre. There are a number of top performing state and independent schools within half a mile of the property and numerous leisure and sporting facilities nearby.



33 Luard Road, CB2 8PJ

Services

Mains water, electricity, drainage and gas

Schools

St Bede's Inter-Church School, The Perse School, Hills Road Sixth Form College, Long Road Sixth Form College

Viewings

Strictly by appointment only

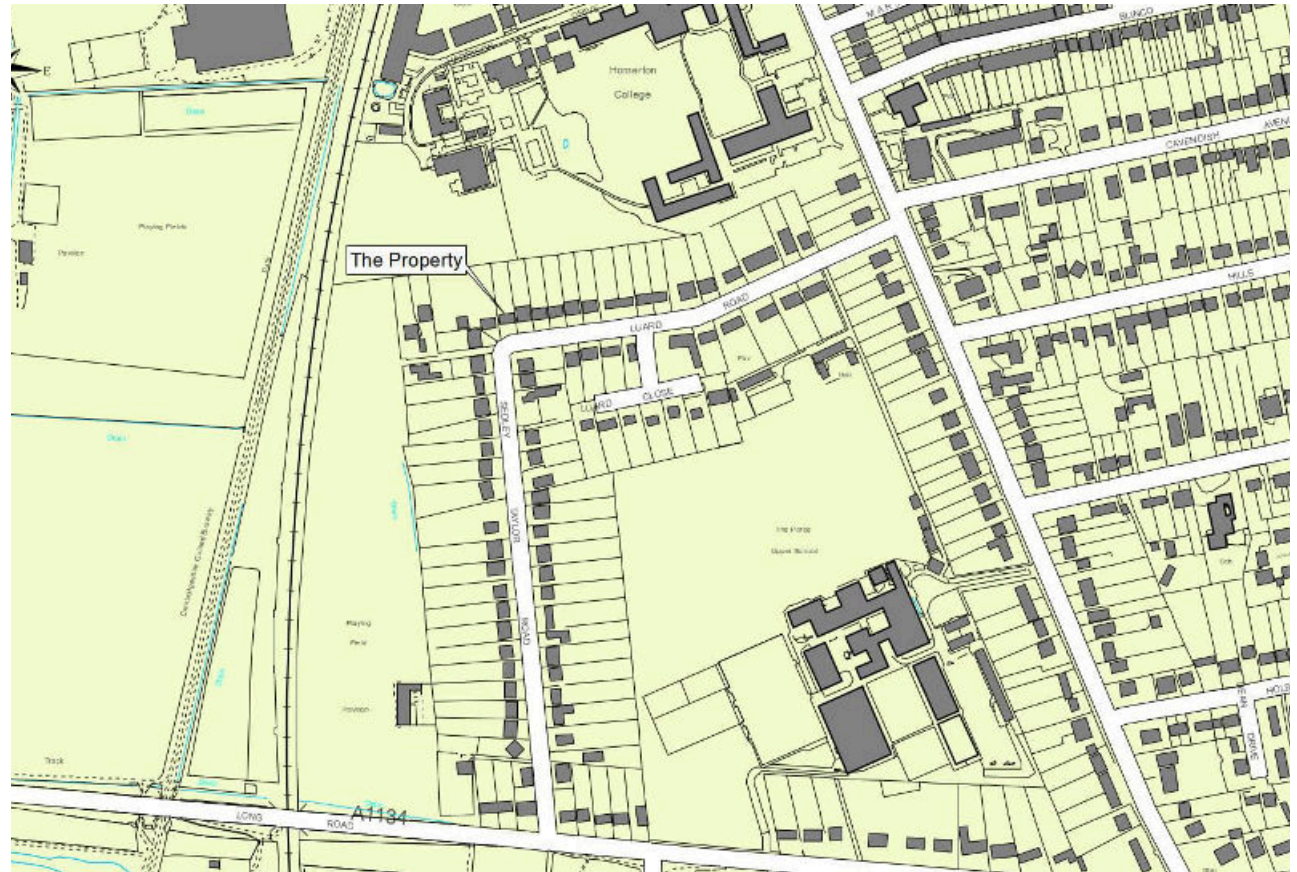
Local Authority

Cambridge City Council. Tel 01223 457000

Council Tax Band G

EPC

D





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
(Part produced using iFrag-Up)

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I would be delighted to tell you more.

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Connecting people & property, perfectly.

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