



Bush & Co.



## 92 Hartington Grove, Cambridge, CB1 7UB

Guide Price £1,250,000 Freehold



Energy Rating Band C

Accommodation comprises an inviting reception hall with black and red quarry tiled flooring, original archway and corbels, stairs rising to first floor and cloakroom with low level WC, vanity style basin, tiled splashback and Basalt stone flooring. Off the reception hall is an elegant sitting room with wood burning stove, box bay window to the front and original exposed timber flooring. The living room features a wood burning stove and hearth, built-in storage cupboard, original exposed timber flooring and leads through to an exceptional open plan kitchen/dining room. The kitchen is fitted with a range of modern units comprising a sink, instant hot water tap, five ring gas hob, electric oven, microwave combination oven, warming drawer, oak worktop surfaces, underfloor heating, larder units, fridge/freezer, plumbing for washing machine, electronically operated skylight and large sliding double glazed doors leading to a matching Basalt stone terrace with a southerly aspect.

On the first floor there is a light and airy landing with access to three bedrooms, a four-piece family bathroom suite and stairs to the second floor with matching balustrade. The largest of the three bedrooms has French doors leading to a sizeable roof terrace with views over the rear garden, painted timber flooring and a feature fireplace with built-in storage cupboards either side. The finely fitted bathroom comprises a fully tiled shower cubicle with shower above, panelled bath with tiled surround, wall mounted controls, low level WC, vanity basin with wall mounted mirror above, tiled flooring with underfloor heating and wall mounted Worcester Bosch boiler.

On the second floor there is a superb principal bedroom with two sets of French doors and a Juliet Balcony with a southerly view, window to the front aspect, exposed brick chimney breast, engineered oak flooring, fitted cupboards and door leading to an en-suite comprising panelled bath with wall mounted shower over, part tiled walls, low level WC, vanity style basin with mirror and storage cupboard.

Outside to the front of the property is a gravelled driveway, providing off street parking for a single vehicle. There is a tiled pathway leading to the front door and further path leading through tunnel access to the rear garden with motion sensor lighting. At the rear of the property is an attractive south facing garden predominantly laid to lawn with mature trees, flowers, shrub borders, timber fencing and patio area for al fresco dining. At the rear of the garden is a significant self-contained STUDIO with vaulted ceiling, Velux windows, electric plug points, lighting and small terrace to the front.

### Location:

Hartington grove lies to the south of the city, well placed for access to Addenbrookes' Hospital/Biomedical Campus and the mainline railway station with services to London's King's Cross and Liverpool Street. There are a number of independent and state schools in the area, together with sixth form colleges on Hills Road and Long Road. Numerous leisure and sporting facilities are within easy walking or cycling distance, including Hills Road Sports Centre, providing indoor and outdoor tennis courts, gym etc, together with Cambridge Leisure, a supermarket, restaurant and cinema complex to the north of Cherry Hinton Road which is within a few minutes' walk.

TENURE - Freehold

POSTCODE - CB1 7UB

COUNCIL TAX - F

SERVICES - All mains services are believed to be connected to the property



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Drawings are for guidance only  
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Total area: approx. 144 sq. metres (1550 sq. feet)

## Further Information

Tenure - Freehold

Council Tax - Band F

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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