



Bush & Co.





## 7 Cyprus Road, Cambridge, Cambridgeshire, CB1 3QA

Guide Price £850,000 Freehold



Energy Rating Band D

The property provides the perfect crossover of contemporary, functional living within a fine period home comprising stunning accommodation arranged over 3 floors, including a superb loft extension with an en suite shower room. The property benefits from underfloor heating to the ground floor, new double-glazed sash windows throughout and solar panels

In brief, the accommodation consists of an A-stained glass front door, which leads to the entrance hallway, with stairs rising to the first floor, with wooden floorboards that continue through to the remainder of the ground floor. The stunning kitchen/dining room/living room is open plan in design, a fabulous space to entertain with triple aspect windows. The living room/snug has a log burning stove, a wooden sash window to the front aspect. The dining room has bespoke floor-to-ceiling cabinets on either side of a comfortable seating area. The stylishly fitted modern kitchen/breakfast room, with part vaulted ceiling with 2 Velux windows, has a range of matching cabinets and drawers, integrated appliances include fridge freezer and dishwasher, double oven. There is a breakfast bar for informal dining, with 4 induction hobs and an extractor above; there is a feature wall that has exposed brickwork. Bi-folding doors open to the rear garden.

Upstairs, the first-floor landing has stairs to the 2nd floor and leads to a spacious family bathroom, there is a bath with a shower over, WC, his and hers sinks, finished with modern tiling. Bedroom 2 is a great-sized double, spanning the width of the property with built-in wardrobes and 2 sash windows to the front aspect. Bedroom 3 is a double with a window to the rear aspect. Bedroom 1 is on the 2nd floor, accessed via a beautiful bespoke oak staircase, with a floor-to-ceiling window at the top. The bedroom is a double, with eaves storage bi-fold doors to a Juliet balcony, 2 Velux windows, there is an en suite shower with WC and hand wash basin, finished with contemporary tiling.

Outside, the private rear garden has a timber decking area under a pergola, artificial grass, and shrub borders. There is a further seating area at the foot of the garden that leads to the versatile garden studio that has power and light connected. There is rear access across 5 Cyprus Road.

Cyprus Road is conveniently located within Romsey Town, just a short walk to all the independent shops, cafes and facilities Mill Road is famous for. The railway station is less than 1 mile away, whilst the city centre is around 1.5 miles, and the Addenbrookes Hospital Biomedical Campus is 2 miles. Good schooling for all ages is available nearby, as are larger shops, supermarkets and several major employers.







## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

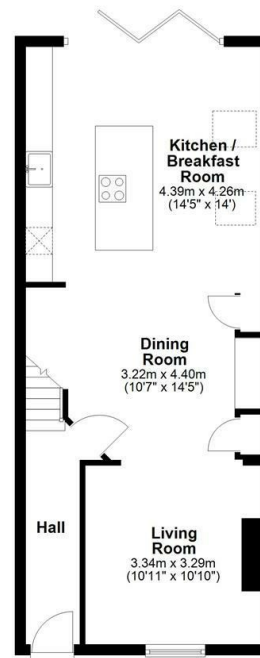
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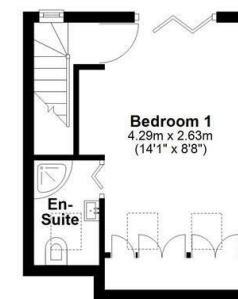
**Ground Floor**  
Approx. 48.4 sq. metres (521.5 sq. feet)



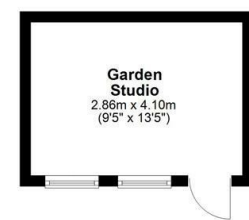
**First Floor**  
Approx. 37.7 sq. metres (405.5 sq. feet)



**Second Floor**  
Approx. 19.1 sq. metres (205.6 sq. feet)



**Outbuilding**  
Approx. 11.7 sq. metres (126.2 sq. feet)



Total area: approx. 116.9 sq. metres (1258.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

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

Viewing - By Appointment

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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

