

**ENTRANCE HALL** Wooden door, doors off to kitchen, open plan living room/diner, study and downstairs shower room, stairs to first floor, windows to the dining room and radiator.

**KITCHEN** 12' 3" x 7' 1" (3.75m x 2.16m) Double glazed windows to front aspect, windows to dining room, range of wall and floor mounted base units with stainless steel sink unit with drainer, space for gas cooker with four ring gas hob over, space for fridge/freezer, space for dishwasher, door leading to open plan living room/diner.

#### OPEN PLAN LIVING ROOM/DINER

**DINING AREA** 12' 2" x 11' 9" (3.73m x 3.60m) Double glazed French doors to rear, steps up to living area, radiator.

**LIVING AREA** 24' 9" x 11' 2" (7.55m x 3.42m) Vaulted floor to ceiling windows to rear and side, stairs to vaulted landing, two radiators, door to entrance hall.

**STUDY** 7' 9" x 7' 2" (2.38m x 2.19m) Double glazed window to side, radiator.

**GROUND FLOOR SHOWER ROOM** Double glazed window to side, three piece suite comprising low level wc, pedestal wash basin and corner shower cubicle, radiator.

**STAIRS TO FIRST FLOOR GALLERIED LANDING** Window overlooking living area, doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 5" x 11' 2" (3.79m x 3.41m) Double glazed windows to front and side, double built-in wardrobe and radiator.

**BEDROOM TWO** 11' 5" x 8' 1" (3.49m x 2.47m) Double glazed window to rear, built-in double wardrobe and radiator.

**BEDROOM THREE** 12' 2" x 7' 7" (3.73m x 2.33m) Two double glazed windows to side, door leading to vaulted landing and second staircase, radiator.

**BEDROOM FOUR** 8' 2" x 7' 6" (2.49m x 2.29m) Double glazed window to front, built-in double wardrobe, airing cupboard and radiator.



**FIRST FLOOR BATHROOM** Space and plumbing for washing machine, gas boiler.

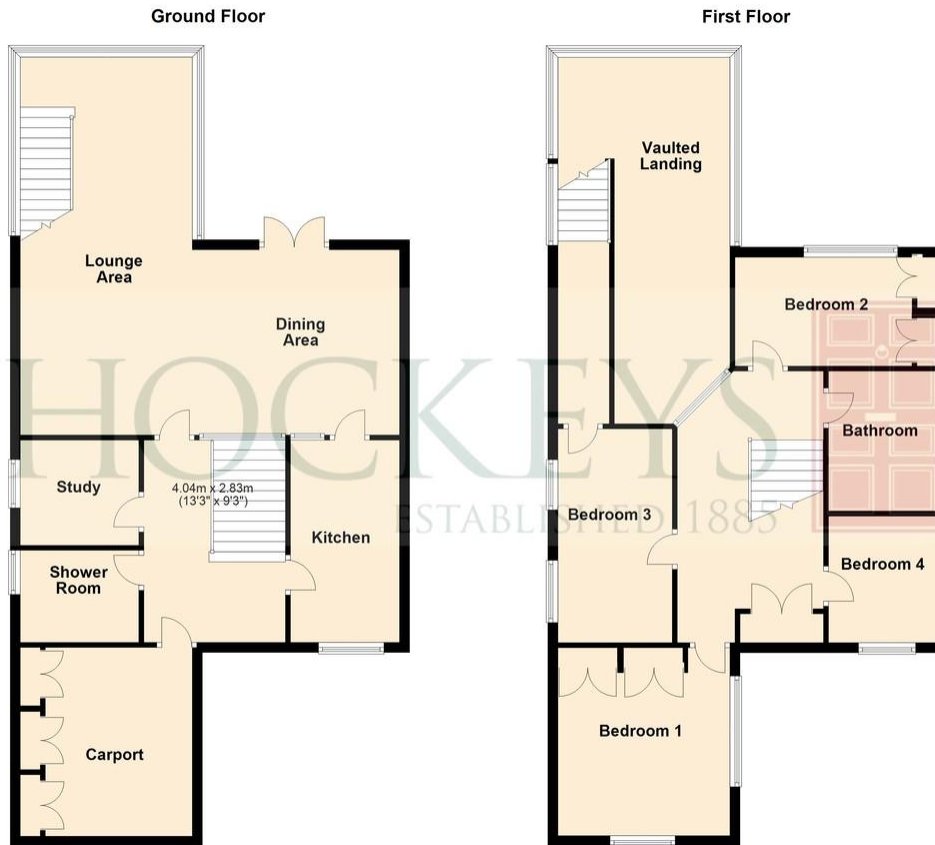
**OUTSIDE** To the front of the property is a brick weaved driveway providing off road parking for 2-3 cars with access to the car port, a large brick bike store and outside storage.

The walled rear garden is part patio/part lawn, backing onto Chesterton Recreation Ground, with mature trees, side access to storage.

**LOCATION AND FACILITIES** The suburb of Chesterton is a popular area located East of the City Centre with a range of shops and services, a number of local Inns and pleasant riverside walks by the Cam. Easy and convenient access to the City Centre, Grafton Centre, Tesco Superstore, Science Park, the A14 and M11. There are frequent bus services to the City Centre and the Cambridge North railway station is within close walking distance.







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**HOCKEYS**  
 ESTABLISHED 1885





214 Chesterton Road,  
Cambridge, CB4 1NE

£700,000 Freehold

This Grade II listed, four bedroom detached home is situated within a sizeable plot on Chesterton Road. It truly is a piece of architectural brilliance, with striking features throughout, the main being the large living room/diner with vaulted ceilings and floor to ceiling windows allowing for enormous amounts of light to flood through the house. This unique home was designed by Professor Marcial Echenique of Cambridge University and was originally built in the early 1970s with the main aim of creating large living space on a budget, with the whole project costing only £7,200 which, even at the time, was an astounding figure! The internal accommodation comprises open plan living throughout the ground floor, with separate study, shower room and kitchen. Upstairs there are four bedrooms and a family bathroom.



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