



Lyndewode Road,  
Cambridge **CBI**

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# Lyndewode Road, Cambridge, CB1 2HL

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Knight Frank are pleased to offer this rarely available Victorian semi-detached townhouse.

Situated in the heart of the city, this period property offers a flexible spacious home benefiting from a mature south-facing private garden. With well-proportioned rooms featuring high ceilings, exposed floorboards, cornicing, picture rails and sash windows, this is a classic example of Victorian architecture.



**Tenure:** Available freehold

**Local authority:** Cambridge City Council. Tel: 01223 457000

**Council tax band:** G

**Services:** Mains gas, electricity, water and drainage

## The Property

This classic Victorian semi-detached home with brick elevations and slate roof has been our clients' family home for several years, offering excellent accommodation set over three floors, with a beautiful mix of features one would expect from the period with wooden floorboards, feature fireplaces, and generous ceiling heights. The property is in a favoured city location, ideal for growing families with easy access to the mainline station, schooling, and Botanical Gardens.

On the ground floor, a part-stained leaded entrance door leads into the main hallway with a staircase to the first floor. From here, there is direct access to three primary reception rooms. A sitting room with a sash bay window to the front elevation features an open fireplace with a surround. Double doors lead into a living room, ideal for entertaining, with a fireplace and double doors leading into a garden room opening on to an elevated patio beyond. At the head of the hallway is a dining room leading into the kitchen, with an arrangement of wall and base cabinetry and access to the rear garden. This space is ideal for extension, subject to the relevant planning consent, with permission granted for a substantial extension in 2018. A utility room/ WC from the kitchen completes the downstairs accommodation.

Three double bedrooms, serviced by a refitted modern bathroom, lead from the first-floor landing, with two further bedrooms and a bathroom to the second floor.

The delightful enclosed mature south-facing garden enjoys paved entertaining areas and a lawn that weaves between fruit trees and flower borders, defying its central city location. There is also a useful timber studio with light and power and a kitchen garden. There is access via a useful covered side passage to the right of the house where bicycles can be stored.





Beautiful mix of  
period features  
with modern  
elements



## Situation

Lyndewode Road is a highly regarded central city location, approximately 0.4 miles from Cambridge mainline station, with services to London Kings Cross (from 48 minutes) and London Liverpool Street (from 72 minutes). Nearby Mill Road is one of Cambridge's most vibrant and eclectic shopping streets, with various cafes, bijoux restaurants, and independent shops.

The historic city centre is within walking distance, offering a comprehensive range of shopping and leisure facilities, including The Cambridge University Botanical Gardens, a unique 40-acre site with Victorian glass houses and cafes. Addenbrooke's Hospital/Biomedical Campus and Science Park are approximately 1.9 miles away, easily accessible by bus or bicycle. Schools for all age groups in both the state and independent sectors are close by, and good road links via the M11 and A14 provide onward access to major road networks. (Times and distances are approximate).



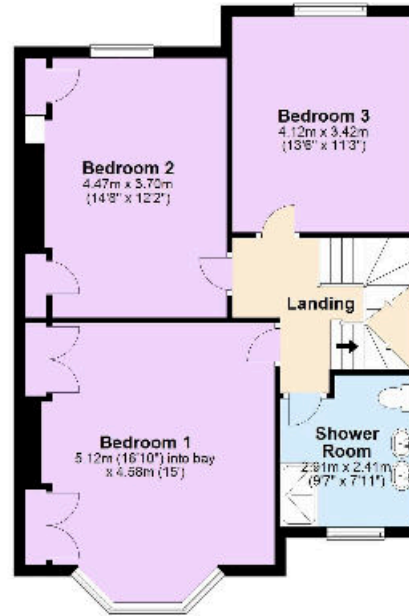
**Ground Floor**  
Approx. 89.7 sq. metres (979.2 sq. feet)



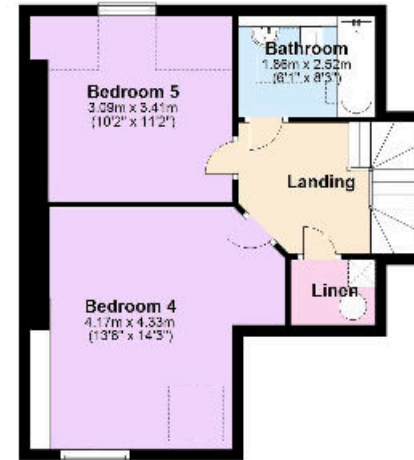
## Approximate Gross Internal Floor Area 202 sq m / 2174.6sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**First Floor**  
Approx. 87.3 sq. metres (934.2 sq. feet)



**Second Floor**  
Approx. 44.0 sq. metres (474.1 sq. feet)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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