



Barton Road, Cambridge



A family home tucked away from the road in Newnham's highly sought-after residential area.

Location

Located in the highly regarded Newnham area offering local amenities such as a post office, chemist, bakeries, butchers, grocery stores, a small supermarket, cafes, and schools. It is also conveniently situated to access colleges, University Departments, "The Backs," and picturesque walks along the River Cam towards Grantchester. Lammas Land Recreation Ground, featuring a tennis court and paddling pool, is within approximately 500 yards. A superb selection of schools catering to all ages, including St John's, King's, The Leys, The Stephen Perse Foundation, St Mary's, Parkside, and Newnham Croft, are within approximately 1 to 1.5 miles. For London commuters, a mainline railway station approximately 1.5 miles away offers services to King's Cross in about 50 minutes and Liverpool Street in about 70 minutes. Additionally, the M11 (Junction 12), about 1.25 miles away, provides convenient access to Stansted Airport and the M25.

The Property

40 Barton Road has been meticulously maintained throughout the years. Some updates and modernisation could be beneficial. Reflecting a unique style of its era, the property offers an inviting entrance vestibule leading to a bright reception hallway adorned with wooden flooring. Natural light floods through the staircase windows, illuminating the path to the first floor. The living room spans from front to rear, complemented by French doors opening to the mature rear garden. Additional features include a dining room with a rear bay window and a study at the front elevation. The kitchen is equipped with a range of wall and base cabinetry, a pantry, and a utility room with convenient access to the rear garden. Upstairs, the first-floor landing leads to four generously sized bedrooms serviced by a separate shower room, a bathroom, and a cloakroom.





Outside

Outside, the property has a charming tree-lined frontage, a driveway providing parking space for 2-3 vehicles, and a single garage. The mature family-sized rear garden, bordered by lawns, various bushes, and trees, offers ample space for outdoor enjoyment. A brick-built store room and garden cloakroom add further convenience.

Property information

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold

Local Authority: Cambridge City Council

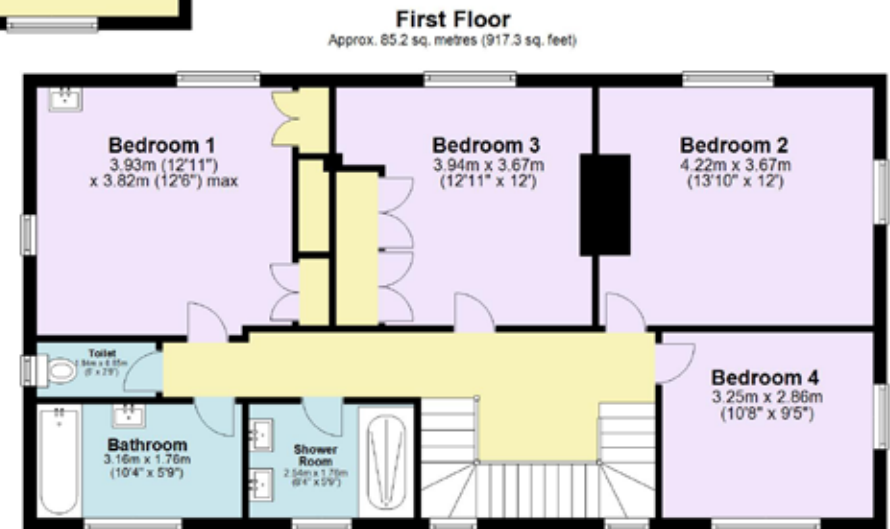
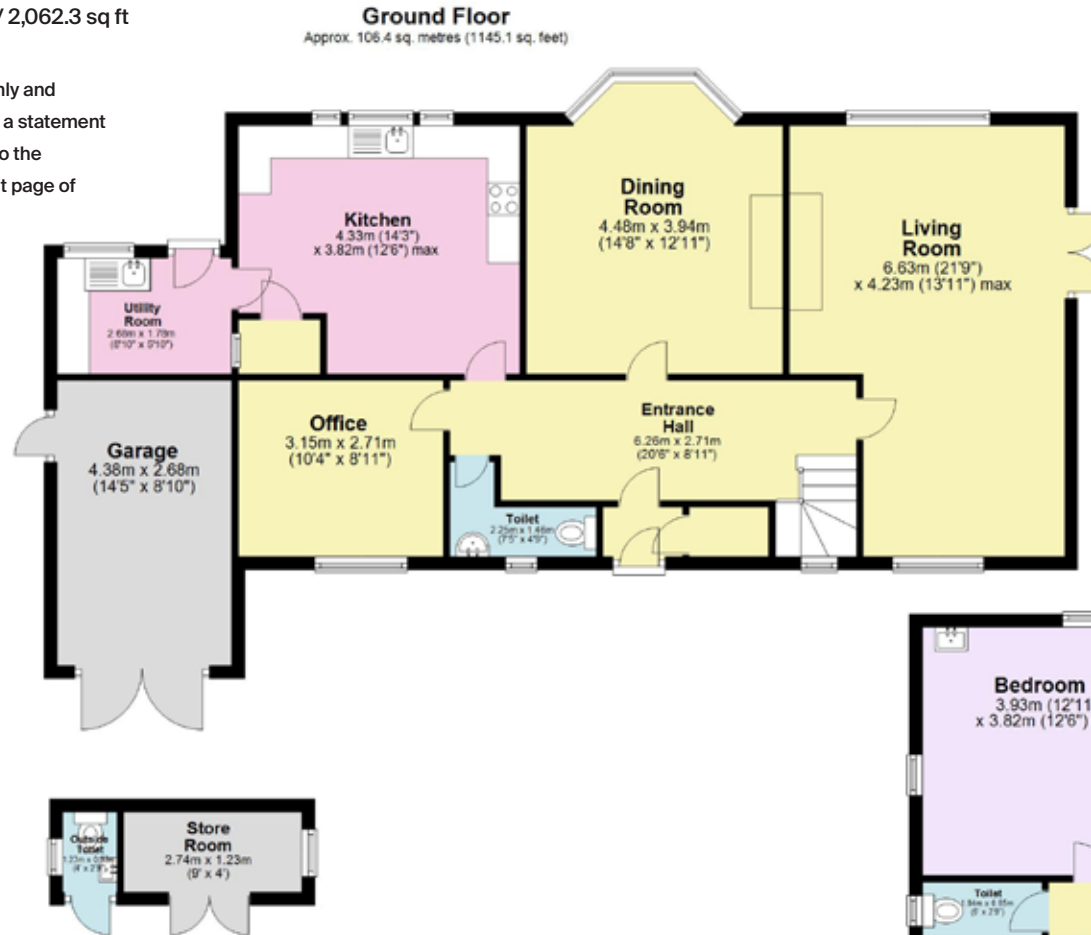
Council Tax: Band G

Viewing: Strictly by prior appointment with the Knight Frank, LLP



Total Area = 191.6 sq m / 2,062.3 sq 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.



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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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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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