



25 Roseford Road
Cambridge, CB4 2HA

Guide price £795,000



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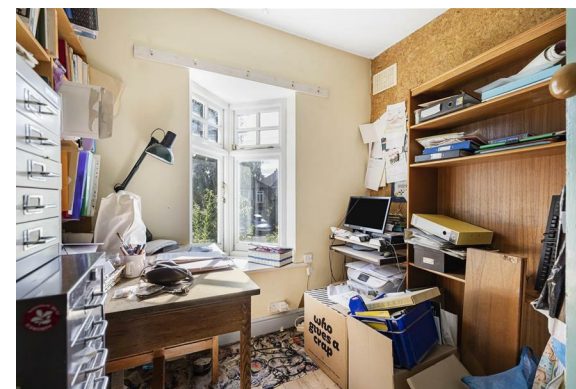
25 Roseford Road Cambridge, CB4 2HA

- 4 bedrooms
- Large garden
- Double garage/workshop
- Desirable location

A spacious semi-detached four bedroom family home of nearly 1,900 sqft, with potential for further improvement and possible development (subject to consents) on one of the most desirable streets in north Cambridge city, in the catchment area for popular schooling such as Chesterton Community College, Mayfield Primary School and Milton Road Primary School. Benefitting from off-street parking, a double garage and a generous garden.

The house is approached via a paved driveway providing off-street parking and a front garden which is well established. On the ground floor off the entrance hall is a cosy living room and a separate dining room with a door to the rear garden. The kitchen has, in the past, been extended and has fitted cupboards, worktops and space for appliances and access to the garden.

Off the landing are 3 bedrooms, 2 of which are doubles and the front bedroom boasts extensive bespoke fitted wardrobes and



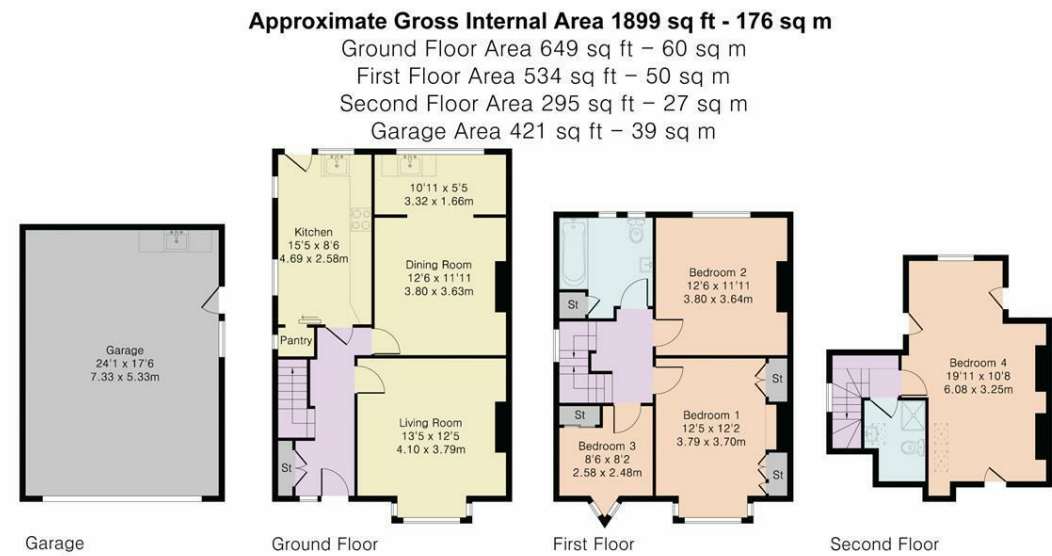


there is a family bathroom. On the second floor is the main bedroom which has an en suite with a shower cubicle, basin and WC.

The rear garden is an exciting project and provides huge potential with its already well established borders and planting. There is a large double garage/workshop which is located to the rear of the property and could be accessed via the side of the property. Beyond the garage is a large private garden area which is laid to lawn with established trees and flower and shrub borders.



Floor Plan



PINK PLAN
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer



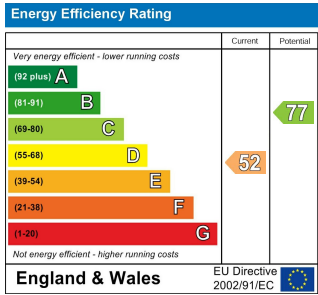
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

