



Langham Road, Cambridge
CB1 3SD

Pocock+Shaw

51 Langham Road
Cambridge
Cambridgeshire
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An attractive semi detached family home which has been extended to provide well proportioned accommodation arranged over two floors. The property, which would benefit from some updating, is located in a sought after south city location ideally placed for access to the railway station, city centre and Addenbrooke's Hospital

- 1930's extended semi
- No onward chain
- Off street parking
- 70ft south facing garden
- External wall insulation
- Great potential
- Sought after location

Offers Over £525,000



The property is located in the popular south side of the city, offering easy access to the historic centre, Addenbrooke's Hospital and Cambridge mainline railway station approx. 2 miles away which has mainline services into London's Kings Cross and Liverpool Street stations from around 48 minutes. The area is well served by a good selection of local shops along with a large Sainsbury's on Brooks Road approx. 1 mile away. Reputable schooling in both the state and independent sectors for all age groups are available within the city.

Ground Floor

Porch With tiled step with double glazed door to

Entrance hallway with stairs to first floor, double glazed window to the front, radiator and understairs storage cupboard.

Sitting room 12'4" x 10'8" (3.76 m x 3.25 m) with double glazed bay window to the front, radiator, recessed cupboard.

Dining room 10'11" x 9'3" (3.33 m x 2.84 m) with former tiled fireplace, two recessed double cupboards, open through to family room.

Family room 16'8" x 14'10" (5.10 m x 4.54 m) with double glazed door and window to the garden, two radiators, wall mounted air conditioning unit, door to wet room.

Wet room extensively tiled, double glazed window to the rear, wall mounted shower controls, heated towel rail.

Separate WC with low level WC, double glazed window to the side and radiator.

Kitchen 12'11" x 6'8" (3.94 m x 2.03 m) with range of fitted wall and base units, work tops with inset four ring gas hob, oven under, fitted cooker hood, plumbing for washing machine, single drainer sink unit and mixer tap and tiled splashbacks, fitted breakfast bar, built in fridge freezer, double glazed window and door to the side, understairs pantry.

First Floor

Landing with loft hatch to roof space, double glazed window to the side.

Bedroom 1 12'9" x 9'7" (3.89 m x 2.92 m) with double glazed bay window to the front, recessed cupboard, tiled former fireplace and radiator.

Bedroom 2 10'10" x 9'4" (3.30 m x 2.84 m) with double glazed window to the rear, recessed cupboard, tiled former fireplace and radiator.

Bedroom 3 7'6" x 6'8" (2.29 m x 2.03 m) (maximum measurement) with overstairs storage cupboard, double glazed window to the front, radiator.

Bathroom with wash handbasin, panelled bath with shower attachment, tiled splashbacks, double glazed window to the rear, cupboard containing hot water cylinder.

Separate WC with low level WC, double glazed window to the side.

Outside To the front of the property is a block paved driveway providing parking with established flower and shrub beds, low level fencing, gated side pedestrian access. The southerly rear garden extends to approximately 70ft commencing with a paved seating area opening onto an attractive and established south facing garden with an array of mature trees and well stocked flower and shrub beds. There is a pathway leading to a timber shed measuring 16' x 10'5. The garden is screened with fencing and mature hedges.

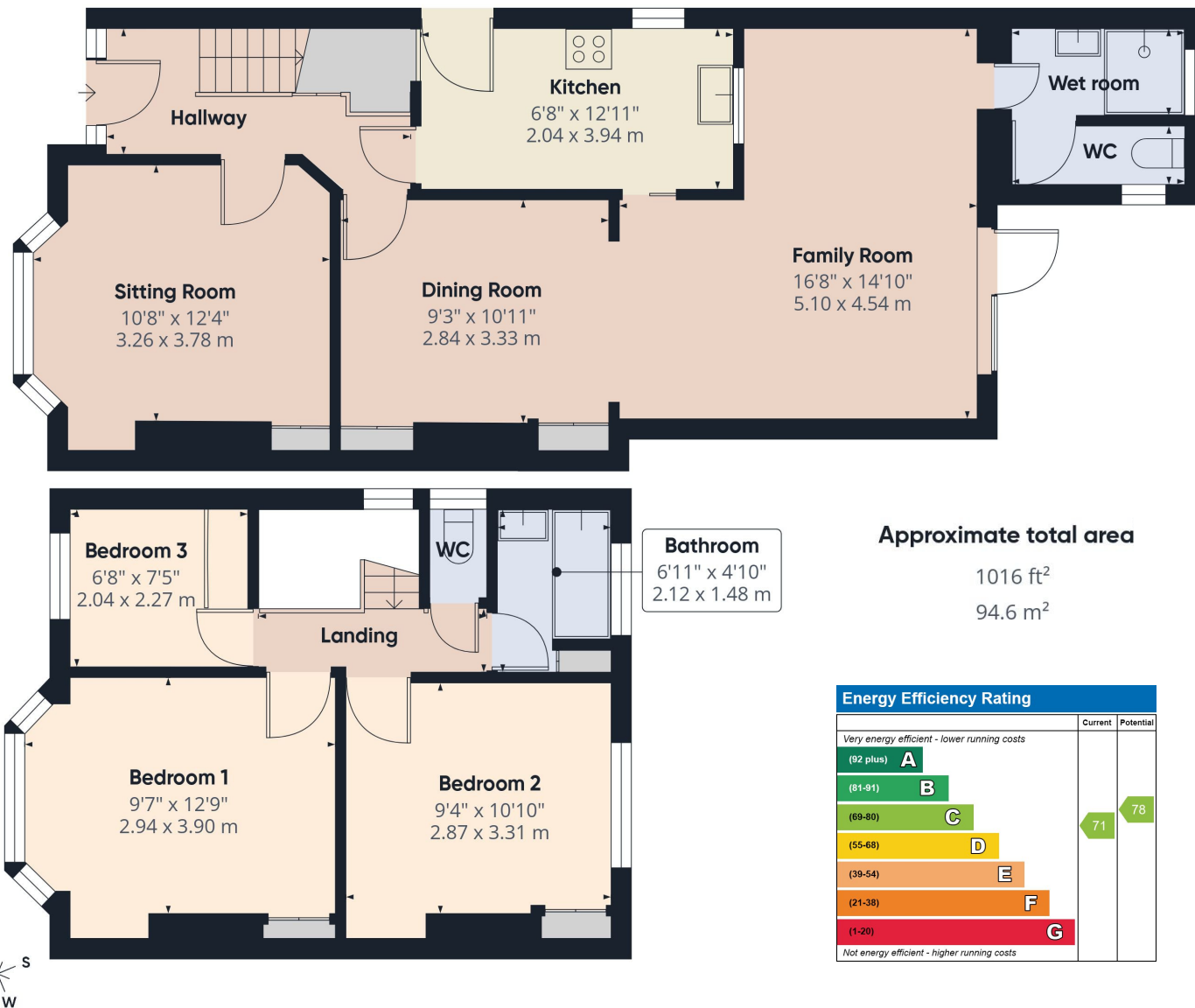
Services All mains services

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested