98 Chesterton Road, Cambridge, CB4 1ER

Guide Price £1,350,000 Freehold

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AN IMPOSING 7 BEDROOM EDWARDIAN RESIDENCE OF GRAND PROPORTIONS AND ATTRACTIVE ORNATE DETAIL, PROVIDING LOVELY ACCOMMODATION WITH VERSATILE UPPER FLOORS, SET IN DELIGHTFUL GARDENS WITH DOUBLE OFF ROAD PARKING, JUST NORTH OF THE RIVER AND MIDSUMMER COMMON

• Substantial Edwardian semi-detached residence • 2824 sq ft of accommodation • Contemporary open plan kitchen/dining room • Restored windows by Sash Craft • Large sized rear garden • Parking for two vehicles • No onward chain

7 bedrooms – 3 bathrooms – drawing room – sitting room – kitchen/dining room – cloakroom – reception hall – large landing areas – off-road parking – large sized rear garden

This handsome bay-fronted Edwardian semi-detached house enjoys a wide south facing plot and has the benefit of off road parking for two vehicles at the front. The property has been greatly improved and restored, retaining many lovely period features including tall ceilings, decorative fireplaces and large sash windows. The extensive accommodation is well configured for modern living and measures an impressive 2824 sqft, over three light-filled floors. The bright and generous reception hall has a grand staircase rising to the upper floors and leads to all ground floor accommodation. The drawing room provides a lovely large bay window, decorative tiled fireplace with inset wood burning stove and picture rails. The sitting room has a charming fireplace with inset wood burning stove, attractive exposed wood floorboards and a stunning bay with stained glass transom and French doors which lead to a raised terrace area. The dual aspect kitchen/dining room is a light and open room which provides a blend of contemporary units and large traditional full-height storage which runs the length of one wall. There is an Aga range oven with stylish tiled splash back, a range of appliances and access to the rear. A spacious first floor landing area leads to 4 double bedrooms, a shower room and refitted family bathroom suite. The versatile second floor provides a bright and generous landing/study area, bathroom and three further double bedrooms. Bedroom 5 measures an impressive 19'9 x 14'4 and would also make a fantastic sitting room. Outside, there is a gravelled area to the front of the property which provides parking for two cars and leads to a useful secure storage area. The generous and broad rear garden enjoys a southerly orientation and is enclosed by fencing to sides and a high wall to the rear. There are wide borders of established plants, flowers, shrubs and small trees, a neat lawned area and terracing.

Location
Chesterton Road is situated just to the north of the City centre and runs parallel with the River Cam. It is within walking distance of Jesus Green, Midsummer Common, the Grafton Centre and historic centre. Independent shopping including an artisan bakers and butchers, cafes, public houses and award-winning restaurants are available at nearby Mitcham's Corner and Midsummer Common.

Agents Notes
Gas radiator central heating system
Council tax band - G

Services
All mains services connected

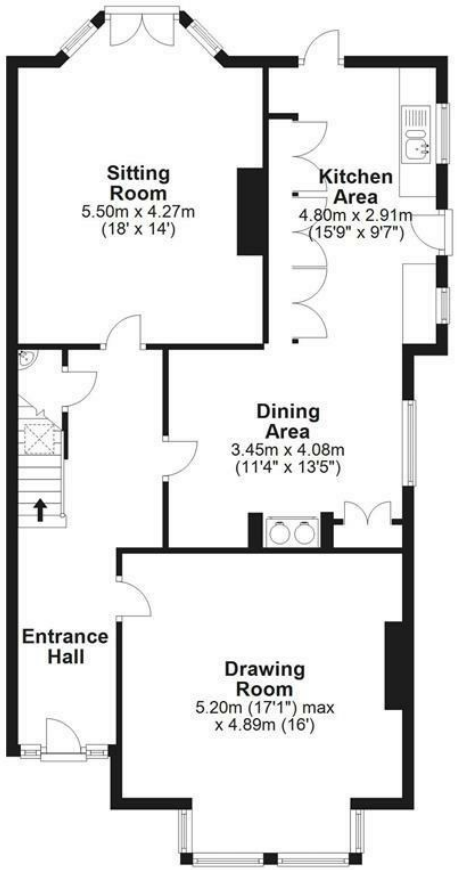
Statutory Authorities
Cambridge City Council

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

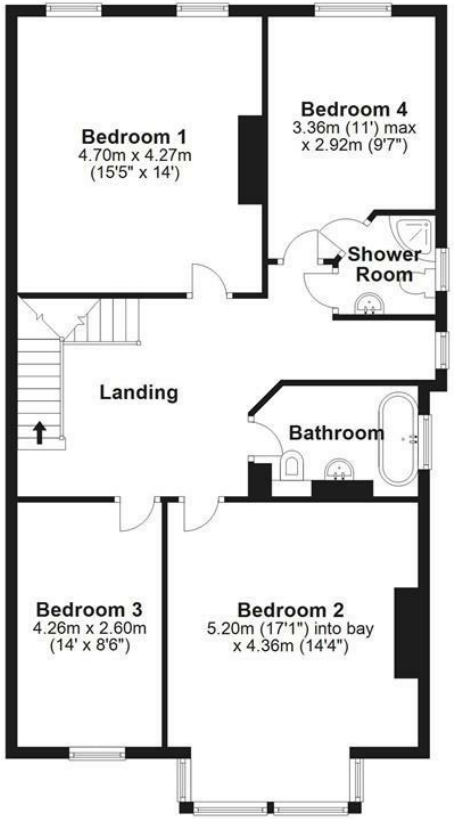
Ground Floor

Approx. 90.4 sq. metres (973.2 sq. feet)



First Floor

Approx. 93.1 sq. metres (1002.5 sq. feet)

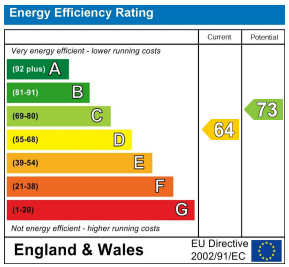
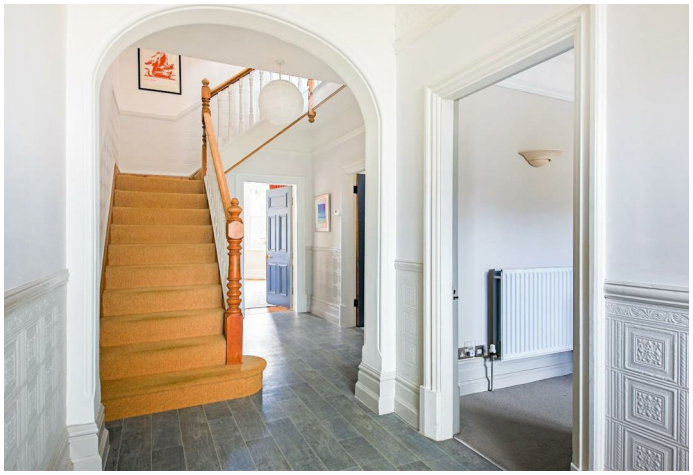


Second Floor

Approx. 78.8 sq. metres (848.6 sq. feet)

Total area: approx. 262.4 sq. metres (2824.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.