



159 Huntingdon Road, Cambridge, CB3 0DH
Guide Price £1,650,000 Freehold



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A DETACHED AND BEAUTIFULLY RENOVATED 1920S HOME OF AROUND 2250 SQFT, THOUGHTFULLY DESIGNED WITH MODERN LIVING IN MIND AND SET IN MATURE GROUNDS OF AROUND 0.28 ACRES ON THE SOUTH SIDE OF THE ROAD.

- Detached 1920's home of 2250 sqft / 209 sqm
- Generous 170 ft south-facing garden
- Garage and driveway
- 4 double bedrooms and 2 bathrooms
- Excellent local schooling
- Close to Eddington and the City Centre
- EPC - D / 65

159 Huntingdon Road is a beautiful, bay-fronted home dating back to 1926 and enjoys a highly sought-after position between Storey's Way and Howes Place. This outstanding family home has been substantially expanded, updated and remodelled by the current owners and offers versatility to suit future purchasers' needs whilst also boasting a delightful south-facing rear garden.

On the ground floor are 3 reception rooms, including an impressive living room with an open fireplace, a recessed bay-window and French doors leading to an outdoor terrace. There is a welcoming entrance hall with elegant tiled flooring and an abundance of built-in storage, coupled with access to a cloakroom W.C. and stairs leading to the first-floor. Of particular note is the property's impressive open-plan kitchen/dining room, which has a separate utility area and a large walk-in pantry. The kitchen itself has been fitted with a bespoke range of high-quality units, a custom-built porcelain central island with a breakfast bar and there are a number of integrated appliances.

Upstairs the bedrooms are arranged over 2 floors, the first housing bedrooms 1, 2 and 3 coupled with a large, luxurious bathroom. The master bedroom is particularly spacious, has a dressing room and a large ensuite shower room with his and hers wash hand basins. On the second floor is the remaining bedroom, which has two Velux windows, eaves storage and an ensuite W.C with a wash hand basin.

Outside, the front of the property is set back from Huntingdon Road and screened by mature hedging. There is a shingled driveway providing ample parking and access to a garage with a personal door to the rear garden. A further noteworthy feature is the impressive south-facing rear garden, which measures 170' (51m) x 46'9" (14m) and offers a superb degree of privacy. There is a landscaped raised terrace, very well suited to alfresco dining and excellent for entertaining purposes. The remainder of the garden is predominantly laid to lawn and bordered with a variety of shrubs, trees and stocked beds.

The space, individuality and condition of this magnificent family home demands an early viewing.

Location

Huntingdon Road is situated to the north of the city within easy walking or cycling distance of the centre and many of the facilities offered by the University. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and also within the catchment area for Mayfield Primary and the Ofsted rated 'Outstanding' Chesterton Community College, which also provides sports facilities for the public. A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - G

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.







Total area: approx. 209.0 sq. metres (2250.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

65 → 78

EU Directive 2002/91/EC

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.



