



34 Montague Road, Cambridge, CB4 1BX  
Guide Price £1,150,000 Freehold



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**A SUBSTANTIAL, LATE VICTORIAN MID-TERRACE HOUSE PROVIDING SUPERB FAMILY ACCOMMODATION APPROACHING 1800 SQFT WITH A SOUTH-FACING REAR GARDEN, LOCATED JUST NORTH OF THE RIVER WITHIN THE DE FREVILLE AREA.**

- A substantial period house in the sought-after De Freville Conservation area
- 4 spacious double bedrooms
- 3 reception rooms
- Original period features
- South-facing rear garden

4 double bedrooms – 2 bathrooms and walk-in dressing area – sitting room – living room – well-equipped kitchen – family/dining room with access to the garden – reception hall – cloakroom/WC – south-facing landscaped gardens

34 Montague Road is a handsome and imposing, bay-fronted townhouse providing extensive family accommodation and a south-facing rear garden in the De Freville Conservation area. The property has been significantly extended and benefits from a high degree of natural light and attractive design features including tall, vaulted ceilings, bespoke glazing and large exposed timbers.

The accommodation is arranged over three extensive floors and measures 1783 sqft in total and comprises an attractive reception hall, sitting room with impressive stained-glass bay-window and wood-burning stove, family room/study with understairs storage cupboard and access to the rear garden and a useful utility room/WC. A vaulted, well-equipped kitchen with extensive cabinetry and drawers, wooden countertops, integrated appliances, and exposed beams opens into a broad dining/family room with vaulted ceiling, exposed beams, a freestanding woodburning stove and feature glass apex gable end with access to the garden.

The upper floors comprise four spacious double bedrooms, a family bathroom suite with separate shower and a Jack and Jill shower room and fitted walk-in wardrobe serving the second-floor bedrooms.

The south-facing rear garden has broad, well-established borders, a paved seating area and pathway leading to gated pedestrian access and a large timber shed.

**Location**

The property is situated just to the north of the River Cam in a highly regarded residential area near Midsummer Common and the tow-path leading to Stourbridge Common and open country. There is local shopping nearby, with primary schooling at Milton Road School and secondary schooling at Chesterton Community College plus a number of excellent independent schools within easy reach. The city centre and colleges can be approached on foot or bicycle via Midsummer Common and Jesus Green.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - F

**Fixtures and Fittings**

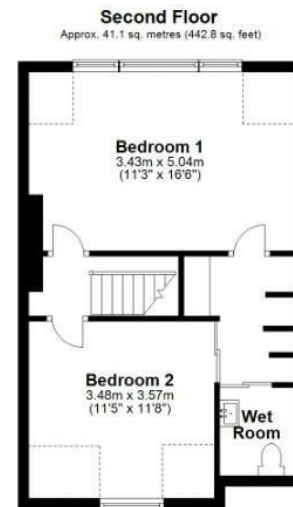
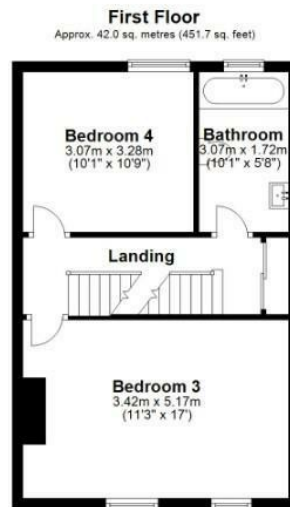
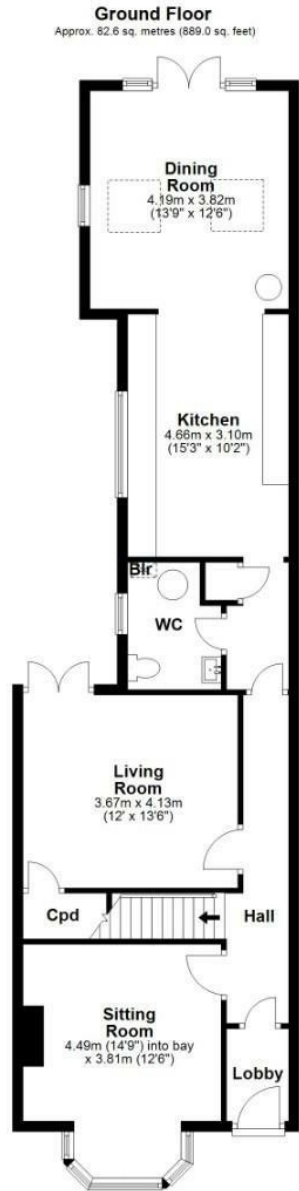
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Total area: approx. 165.7 sq. metres (1783.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



