



35 Thornton Road, Girton, Cambridge, CB3 0NP
Guide Price £700,000 Freehold



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**A DETACHED 1930'S BAY-FRONTED HOME WITH A GENEROUS GARDEN
EXTENDING TO AROUND 89FT / 27M, ENJOYING A HIGHLY SOUGHT-AFTER
POSITION JUST 2 MILES FROM THE CITY CENTRE. NO ONWARD CHAIN.**

- Detached 1930s house with scope to extend (STPP)
- Gas back boiler with gas open fire
- Rear garden extending to around 89 ft / 27m
- No onward chain
- Excellent local schooling
- Within easy reach of the city centre
- Period and contemporary features throughout

No.35 Thornton Road is a detached, bay-fronted house of around 1157 sqft / 107 sqm. The property also has a garage with an adjoining workshop and offers exciting scope to extend, subject to the necessary consents. The house enjoys a convenient location, within easy reach of the A14 / M11 road networks and just over 2 miles from Cambridge City Centre.

On the ground floor is a generous, bay-fronted living room with an adjoining dining area and a gas fire. The kitchen has been fitted with a basic range of base and eye-level units and offers space / plumbing for various appliances. There is a separate utility area with plumbing for additional appliances and a cloakroom W.C, entrance hall with understairs storage and stairs to the first floor.

Upstairs, there are three good sized bedrooms, bedroom 3 including a basin and with an adjoining dressing room. The first-floor wet room has been fitted with a white suite and is finished with attractive tiling. The landing provides access to an insulated loft.

Outside, the front of the property has a large hardstanding driveway providing off-road parking and leading to the single garage with up-and-over door. There is also an open-plan garden, stocked with a variety of mature shrubs and trees.

The rear garden measures around 89 ft / 28ft (27m x 8.6m). There is raised a block paved patio, well suited to alfresco dining. The remainder is laid to lawn and is enclosed by fencing. At the bottom of the garden there is a useful storage shed.

Location

Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. Usual facilities are available and there is an excellent village school, the Girton Glebe, within walking distance of the property. Impington Village College is also easily accessible, transport links are excellent with the A14 and M11 being close by. Girton has its own golf course and tennis club and the village is situated on the edge of open countryside over which there are some pleasant walks.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District 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.

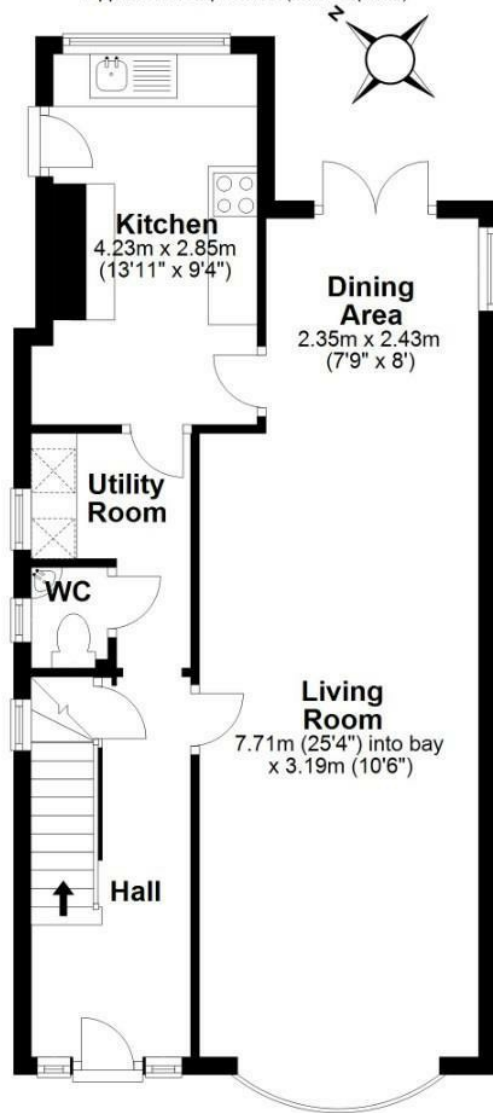
Viewing

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



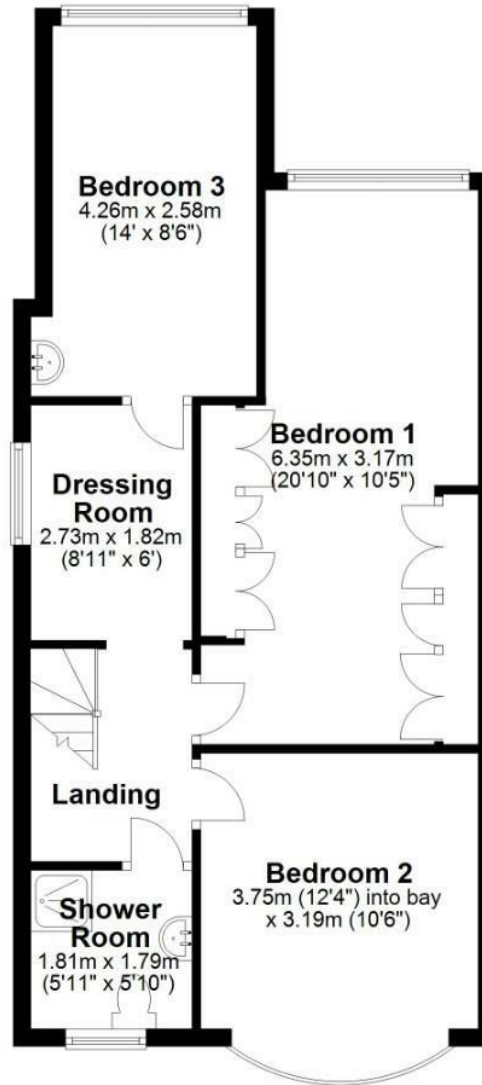
Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



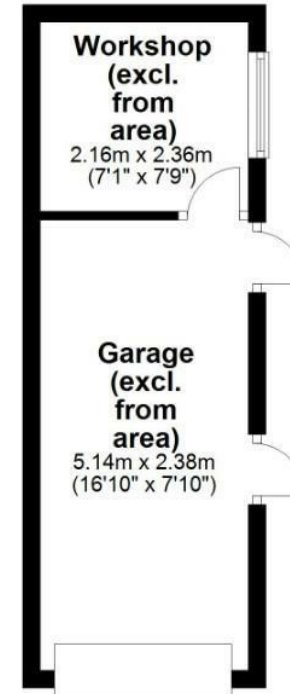
First Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

