



19 Bentley Road, Cambridge CB2 2AW
Freehold



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A SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOUSE OF 2675 SQFT IN SOUTH FACING MATURE GARDENS OF ABOUT 0.45 ACRES IN THIS SOUGHT-AFTER AREA, CLOSE TO THE CITY CENTRE.

Reception hall • cloakroom • sitting room • dining room • garden room • kitchen/breakfast room • utility room • study • bedroom 4 • shower room • three bedrooms • en suite bathroom with shower • family bathroom • double glazing • gas fired radiator central heating • delightful mature south facing gardens of about 0.45 acres

19 Bentley Road is believed to date from the 1920s and is of brick construction under a tiled roof. The spacious accommodation of about 2675 sqft offers a reception hall, cloakroom, sitting room, garden room, dining room, kitchen/breakfast room, utility room and a large study. There is a fourth bedroom with adjacent shower room on the ground floor. On the first floor are three spacious double bedrooms, one with en suite bathroom with separate shower, and a family bathroom. The property has recently been updated with double glazed windows. There is a gas-fired heating system with a recently fitted boiler.

The gardens and grounds extend to about 0.45 acres with 71' frontage and 275' overall depth. The front garden is about 38' deep and is mainly gravelled with in and out gravelled drive and parking area, mature shrub and plant borders. A side gate leads to the rear garden. The garden is laid mainly to lawn and has magnificent mature trees, shrubs, plant borders and hedges. There is a further kitchen garden area with a greenhouse.

KEY FEATURES

- South facing garden about 0.45 acres
- Spacious living accommodation
- Four reception rooms
- Four bedrooms
- Two bathrooms and a shower room

LOCATION

Bentley Road forms part of a highly regarded residential area off Trumpington Road comprising mainly of substantial detached houses about 1.25 miles to the south of the city. It is well located for access to the city centre, Botanic Gardens and access to the M11 at Junction 11. The excellent private and state schooling within the city is also easily accessible. There is a Waitrose supermarket at Trumpington. Addenbrooke's Hospital and the Biomedical Campus are easily accessible, as is the Cambridge mainline railway station.

TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY

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.

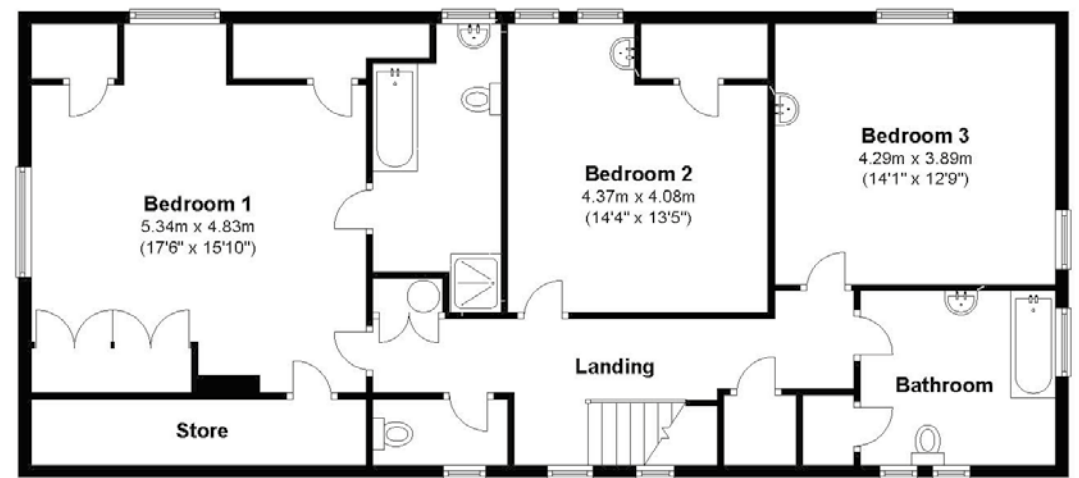
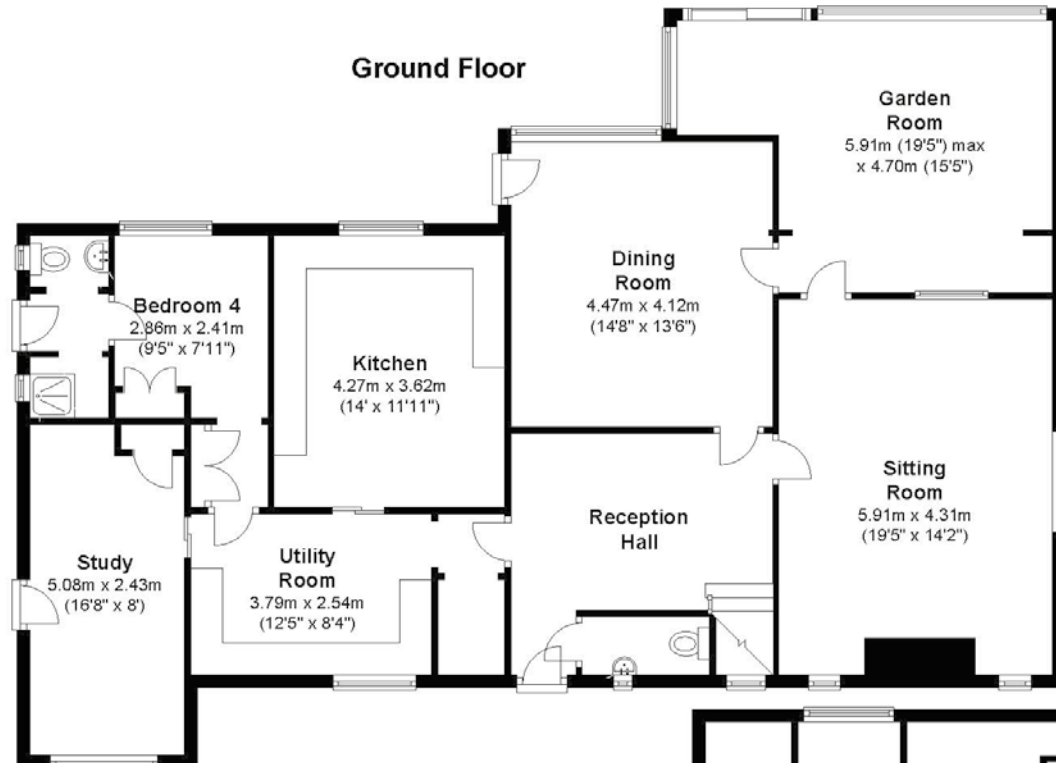
VIEWING

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

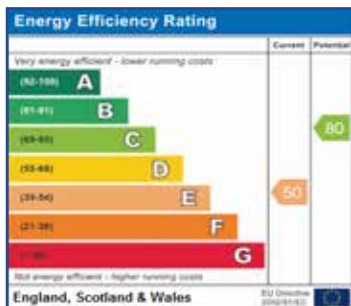
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19 Bentley Road Cambridge



Approx. gross internal floor area 249 sqm (2675 sqft)



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.





