



143 Huntingdon Road, Cambridge, CB3 0DH  
Guide Price £1,200,000 Freehold



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**A GENEROUS LINK-DETACHED 1930S HOUSE, OCCUPYING A SPACIOUS AND MATURE PLOT NESTLED BETWEEN ALL SOULS LANE AND STOREY'S WAY, AVAILABLE WITH THE ADDED ADVANTAGE OF NO ONWARD CHAIN.**

- Link-detached home of 1775 sqft / 164 sqm
- Ample driveway parking and a garage
- Large 115 ft / 35m south-facing garden
- 4 double bedrooms and 2.5 bathrooms
- No onward chain
- Scope to extend (STPP)
- EPC - E / 50

This established, 1930s bay-fronted house is situated on the south side of Huntingdon Road and has a beautiful established garden extending to around 115 ft / 35 m. The property is gas-central heated, double-glazed throughout and represents an exciting opportunity to acquire a spacious family home in a highly sought-after city location, with exceptional scope to add further value and extend, subject to the necessary consents.

The ground floor accommodation comprises three reception rooms, including a bay-fronted living room with an adjoining dining room with a wood-burning stove and benefitting from southerly aspects. The breakfast room houses a cast-iron, gas-fired AGA and leads onto the kitchen, which has a range of base and wall-mounted units; integrated appliances include an electric oven and four-ring gas hob. There is a utility room with space / plumbing for appliances with a side door leading to the gardens. Completing the ground floor accommodation is a welcoming reception hall with a feature fireplace, original wooden flooring and access to a cloakroom W.C.

Upstairs are four double bedrooms, bedroom three including an ensuite shower room, and a number of rooms with various period features such as original flooring, fireplaces and picture rails. Finally, there is a large family bathroom which is fitted with a white suite and includes a separate bath and shower.

Outside, the property is set back behind mature trees and hedging. There is a large shingled driveway providing ample off-road parking and access to a garage with a personal door to the rear garden. There is a covered area above the main entrance and a side gate leading to the south-facing garden, which measures 115 ft (35m) / 51 ft (15.5m). There is an Indian sandstone terrace, well suited to alfresco dining. The remainder is laid to lawn and bordered with a variety of trees and stocked beds, with a section of the garden that could easily be landscaped, yet currently is home to a range of undisturbed wildlife.

The property offers plenty of scope to extend, subject to the necessary consents and is available with no onward chain.

**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**

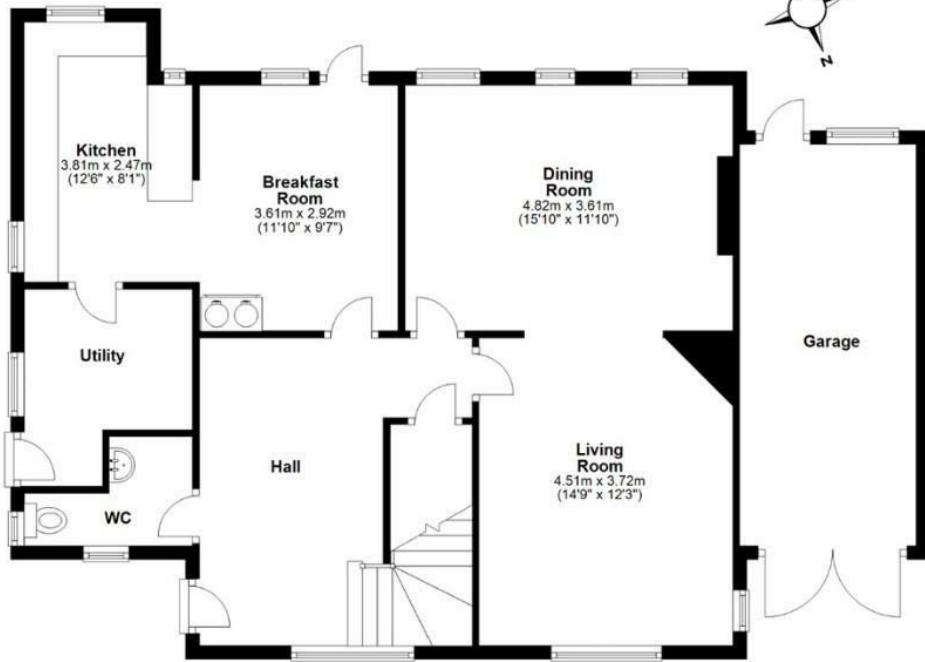
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



**Ground Floor**



**First Floor**



**Approx.gross internal floor area 164 sqm (1775 sqft) excluding Garage**

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Current: 50, Potential: 73

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.



