



13 Hertford Street, Cambridge, CB4 3AE  
Guide Price £1,350,000 Freehold



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01223 323130



**A BROAD AND IMPOSING, DOUBLE-FRONTED VICTORIAN TOWNHOUSE PROVIDING CREATIVELY ARRANGED ACCOMMODATION WITH METICULOUS DETAILING APPROACHING 1900 SQFT, MINUTES FROM JESUS GREEN, THE RIVER CAM AND ALEXANDRA GARDENS.**

- A substantial bay-fronted Victorian family home with a stylish interior design and lots of natural light
- Extensive accommodation with a balanced layout which cleverly connects indoor-outdoor spaces
- 4 double bedrooms and 3 impressive reception rooms
- Inspiring garden design and first floor terrace area
- Prime central residential area off Chesterton Road

4 spacious double bedrooms – 3 elegant reception rooms – well-equipped handmade kitchen – 2 spacious bathroom suites – south-west facing split-level gardens – full-depth covered passageway (shared with neighbouring property) – residents permit parking

13 Hertford Street is a handsome and substantial Victorian residence with impressive accommodation arranged over three extensive floors, creatively designed with meticulous detailing to showcase fine architectural features and maximise natural light and connectivity between indoor and outdoor spaces.

An attractive entrance hall leads to two elegant and beautifully appointed connecting reception rooms. The sitting room has a large, bay window overlooking the front aspect, an impressive central fireplace, attractive wood floor, picture rails and ornate plasterwork. The dining room has a decorative period fireplace, bespoke handmade cabinetry and book shelving and attractive wood flooring. The eye-pleasing kitchen connects to the dining room and provides an extensive range of contemporary style low level units, a full-height pantry cupboard, a range of integrated appliances, space for a cooking range into the chimney breast and a number of hardwood, double-glazed windows and bi-folding doors opening to the garden.

A superb first floor living room (galleried above the kitchen/dining room) leads to a large terrace area, which overlooks landscaped gardens. There is a luxurious family bathroom suite and two light and spacious double bedrooms on the first-floor level. Bedroom 3 has a fitted bed with wall-mounted steps. The second floor comprises a fantastic principal bedroom suite and large guest bedroom.

Outside, the front garden has a paved pathway, dwarf wall with wrought iron railings and two secure side access points. One is shared with the neighbouring property.

The side garden is paved with an outside light and tap, and timber storage shed with power.

The tiered rear garden has been professionally landscaped with well stocked beds and gravelled dining area, paved patio areas and cedar deck with pedestrian access to the rear.

**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.

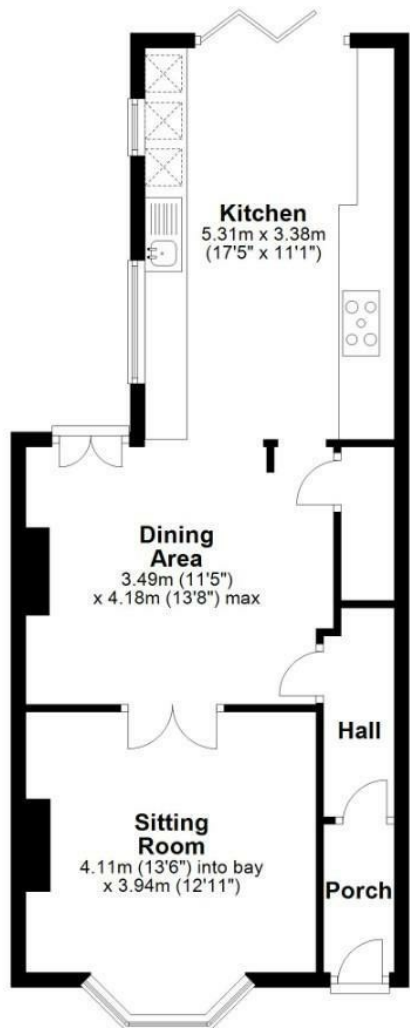






### Ground Floor

Approx. 57.0 sq. metres (614.0 sq. feet)



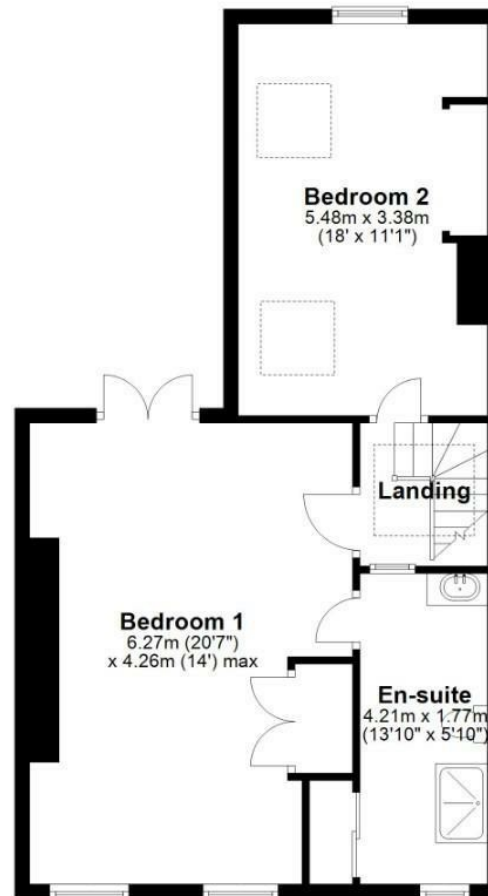
### First Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



### Second Floor

Approx. 57.8 sq. metres (622.1 sq. feet)



Total area: approx. 177.9 sq. metres (1914.4 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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.



