



1 Selwyn Road, Cambridge, CB3 9EA
Guide Price £1,500,000 Freehold



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A BEAUTIFULLY PRESENTED, SPACIOUS, FOUR BEDROOM DETACHED EDWARDIAN HOUSE WITH OFF-ROAD PARKING AND DELIGHTFUL WELL-STOCKED GARDENS OF ABOUT 0.16 ACRES, BACKING ONTO COLLEGE PLAYING FIELDS IN THE POPULAR NEWNHAM AREA OF THE CITY.

- 4 bedrooms, 1 bathroom, 1 shower room and separate wc
- 3 reception rooms and kitchen/ breakfast room
- Hall, cloakroom and utility room
- About 184 sqm / 1975 sqft
- Front and rear gardens of about 0.16 acres
- Side lane giving access to parking space and carport
- EPC – E / 51

1 Selwyn Road is a detached, chalet-style house of brick elevations under a tiled roof, believed to date from 1925 and extended around 1990. It is located on the corner of Selwyn Road, a private roadway, which gives access to the two parking areas. It offers well laid out, spacious and well-presented accommodation on two floors. The entrance hall has stairs to the first floor and leads to the study. The sitting room, dining room and kitchen/breakfast rooms interconnect and have French doors onto the south-facing terrace and gardens. The spacious kitchen/breakfast room is well-fitted with a good range of units and appliances. Leading from the kitchen there is a good-size utility room with a back door.

On the first floor is a wide landing giving access to the four bedrooms, bathroom with a shower, separate w.c. and a further shower room.

Fenced front garden with mature shrubs. Gate to parking space and side garden. The large, mature well-stocked south-facing rear garden is laid to lawn with many mature trees and flower borders. There is a wide terrace and a side garden with a decorative pond. There are automated double gates from the lane to the carport and the adjacent secure garden store.

Location

Selwyn Road forms part of the popular Newnham area on the west side of the city. It is well positioned for access to the village amenities including shops, butcher, and chemist. There is easy access to the city centre and many of the University departments. The railway station (about 2.25 miles) and the M11 (about 1.5 miles) are easily accessible. Addenbrooke's Hospital/ biomedical campus is about 2.25 miles.

Agent's Note

The property has pedestrian and vehicular use of the lane. Ownership of the lane is unknown. The house backs onto Downing College sports field and in part onto a gas pumping station. Residents parking permits are available.

Tenure

Freehold

Services

All mains services connected.

Gas fired boiler radiator heating and hot water. Double glazing throughout.

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.







