



17 Richmond Road, Cambridge, CB4 3PP  
Guide Price £800,000 Freehold

P Permit holders only  
BENSON NORTH  
Mon - Fri  
9 am - Noon



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01223 323130



**A BRIGHT AND CLEVERLY DESIGNED VICTORIAN RESIDENCE WITH A PURPOSE-BUILT STUDIO AND DELIGHTFUL GARDEN, ENJOYING AN ENVIABLE LOCATION IN THIS POPULAR NEIGHBOURHOOD JUST OFF HUNTINGDON ROAD.**

- Bright and well-proportioned terraced home
- Victorian home
- 3 double beds, 1 bath, 2 recep
- 56 ft garden and detached studio
- Offers a blend of period and contemporary features
- On street residents' parking
- Gas-fired heating to radiators
- Excellent local schooling
- EPC - D / 66
- Council tax band - E

This delightful Victorian townhouse enjoys an elevated position on Richmond Road, within easy reach of Eddington and the city centre. The previous architect owner extended the home, and the blend is almost seamless with meticulous care taken to ensure the aesthetic appeal and various period features were not compromised.

On the ground floor is a characterful entrance hall with a decorative archway, the first of the bedrooms and a large bathroom, fitted with a white four-piece suite including a separate bath and shower. A window from the stairwell boasts delightful views over a Sedum roof, which blooms beautifully in the summer and provides a natural habitat for wildlife.

There is a beautiful staircase leading down to the impressive kitchen, which has an attractive wood block floor and is fitted with a range of base and wall-mounted units, finished with solid oak worktops and tiled splashbacks. Adjoining the kitchen is a dining area with a newly fitted wood-burning stove, coupled with original cupboards and shelving on either side. There is a large sitting room with a floor-to-ceiling sliding door leading to the private rear garden. Completing the lower ground accommodation is a cloakroom W.C.

The remaining bedrooms are located on the first floor, both of which are comfortable doubles and include built-in wardrobes, feature fireplaces and rise-and-fall sash windows. The landing has a built-in cupboard with hanging space and a shelf. There is also scope to convert the loft, subject to planning permission, which has been previously acquired by former owners. Currently, the loft space is accessed easily by a retractable ladder, and is boarded out, providing plenty of storage space.

Outside, the property is set back behind a shrub border and newly walled front garden, which has steps leading up to the main entrance. There is also a pedestrian right of access to a side gate and a broad private rear garden extending to around 56ft (17m). There is a decking area, well suited to alfresco dining and a useful studio with an additional store. The remainder of the garden is laid to lawn and bordered with a variety of rose bushes, established shrubs and trees.

**Location**

Richmond Road is a highly sought-after residential location situated just off Huntingdon Road, a couple of miles north of the city centre with its combination of ancient and modern buildings, excellent choice of schools and wide range of shopping facilities. Local shopping is available nearby and the property is close to good local schools including Mayfield Primary and Chesterton Community College.

Histon Road Recreation ground is just a few minutes walk away and includes a runway, football goals and children's playground with a climber and swings. Cambridge City is easily accessible on foot or by bicycle. Both the Cambridge railway stations are just over 2 miles away and provide a regular and direct service into both London Liverpool Street and London King's Cross with journey times from just 50 minutes.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - E

**Fixtures and Fittings**

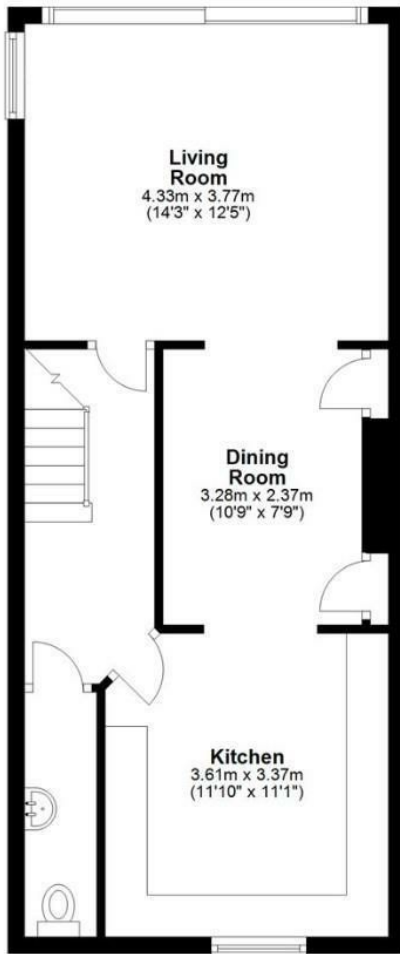
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



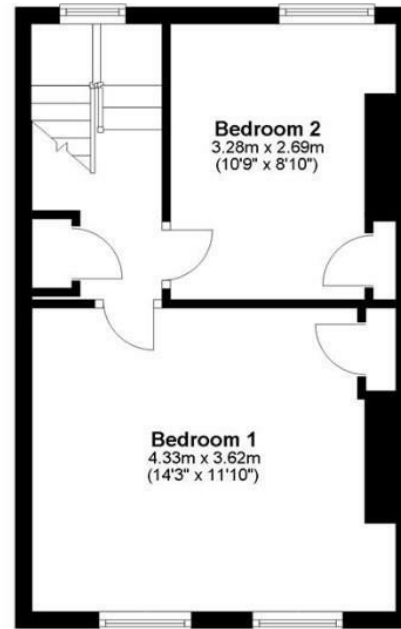
### Lower Ground Floor



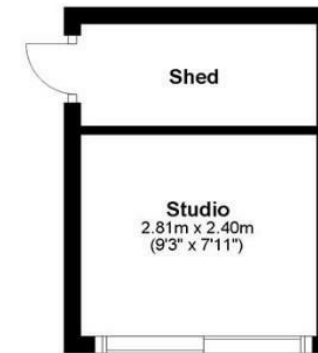
### Ground Floor



### First Floor



### Outbuilding



Approx. gross internal floor area 107 sqm (1150 sqft) excluding Outbuilding

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		81
C	(55-68)	66	
D	(39-54)		
E	(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.



