



19 Chesterton Hall Crescent, Cambridge, CB4 1AW
Guide Price £1,725,000 Freehold



rah.co.uk
01223 323130

A HANDSOME SEMI-DETACHED, EDWARDIAN HOUSE PROVIDING EXTENSIVE FAMILY ACCOMMODATION EXTENDING TO 2069 SQFT WITH A WEST-FACING GARDEN, GARAGE AND DRIVEWAY PARKING ON CHESTERTON HALL CRESCENT.

- Semi-detached house
- 6 bed, 2.5 bath, 3 receipts
- Edwardian
- Gas-fired heating to radiators
- Council tax band - G
- 2069 Sqft / 192 Sqm
- 0.11 acre
- Single garage & driveway parking
- EPC – E / 46

This grand bay-fronted Edwardian house occupies a quiet position in this rarely available and eagerly sought-after Crescent, which is a short walk from the city centre, across two of Cambridge's most beautiful parks.

The original part of the house has elegant and well-proportioned rooms with high ceilings and fine period features. Later additions provide useful modern spaces, including an extensive kitchen/diner and a large, light second floor principal bedroom with en-suite. The accommodation is arranged over three light and spacious floors, and in total extends to 2069 sq ft, excluding the garage.

The original partially stained-glass front door leads to an attractive entrance hall, which opens onto two bright reception rooms. The sitting-room has a large bay window overlooking the front aspect and a beautiful period-style fireplace with a built-in bookcase and cupboards to one side. The adjoining living-room is dual aspect, with French doors overlooking a delightful courtyard area. The light and airy, dual-aspect, open-plan kitchen/dining room has been extended and upgraded to provide an extensive, well-equipped modern kitchen with three large sash windows, and a dining area with French doors that open onto the delightful courtyard/patio, which is bathed in sunlight for most of the day - perfect for al fresco dining. The kitchen opens onto a useful utility room, with a separate W.C.

The first floor provides five bedrooms, three of which have built-in double wardrobes, and a family bathroom. On the second floor is an impressive large en-suite bedroom, with built-in double wardrobes and lovely views through three wide windows across the treetops towards the spires of King's College Chapel.

Outside, a walled front garden with mature planting screens the front reception room. There is a driveway to the side, which provides parking for one large vehicle, and leads to the brick-built garage and gated side access. Established and well-stocked gardens to the rear offer a variety of seating areas and delightful borders with various flowers, shrubs and small trees, which provide an abundance of colour and interest all year round. At the end of the garden is an area with raised beds, suitable for growing fruit and vegetables, and there are two useful sheds. This sunny, west-facing, well-screened garden offers a peaceful and relaxing outdoor space very close to the city centre.

Location

Chesterton Hall Crescent forms part of a popular residential area just to the north of the city centre and River Cam. Midsummer Common, Jesus Green and the river are close by with local shops on Mitcham's Corner. Primary schooling is at Milton Road and secondary schooling at Chesterton Community College. Chesterton Hall Crescent is a no-through road.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

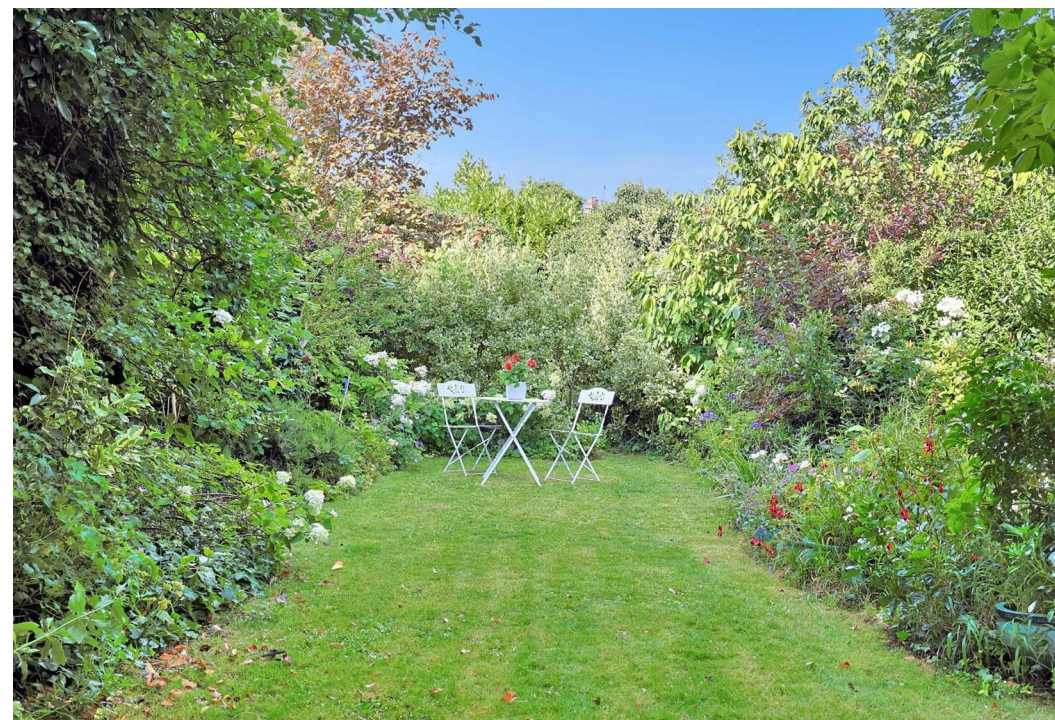
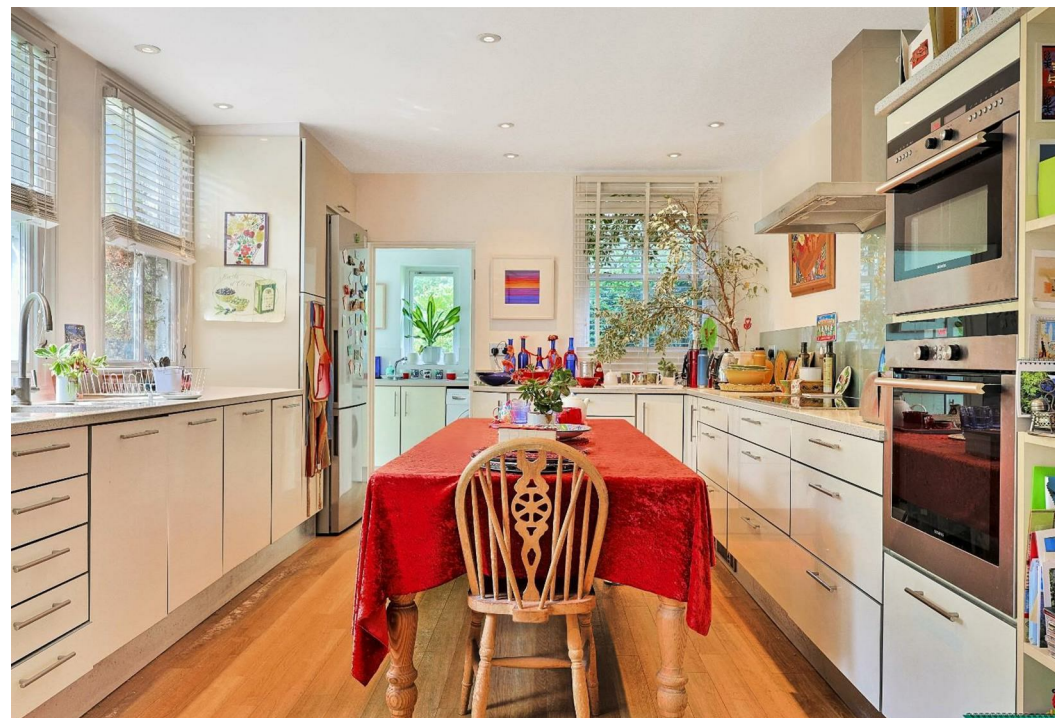
Cambridge City Council.
Council Tax Band - G

Fixtures and Fittings

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

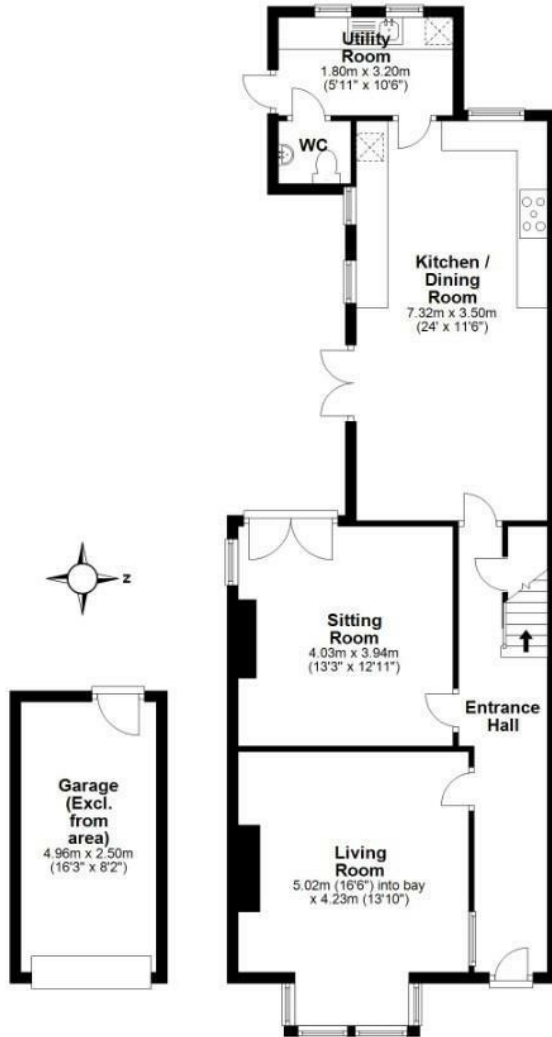
Viewing

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

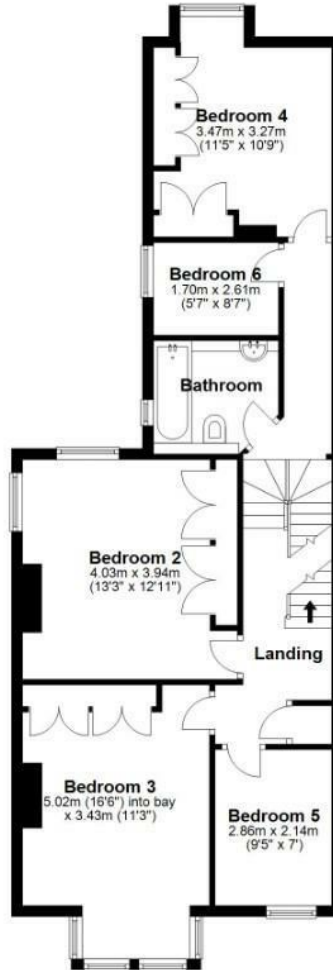




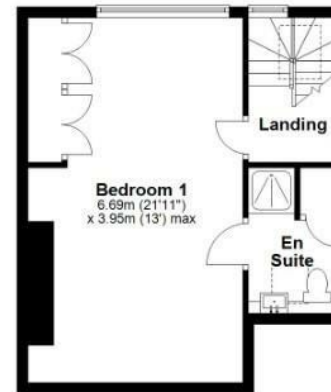
Ground Floor
Approx. 82.4 sq. metres (887.1 sq. feet)



First Floor
Approx. 73.9 sq. metres (795.9 sq. feet)



Second Floor
Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 192.2 sq. metres (2069.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

| 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 | | |
| England & Wales | | |

70

46

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.



