



34 Grantchester Road, Cambridge, CB3 9ED  
Guide Price £1,075,000 Freehold



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**A BAY-FRONTED EDWARDIAN FAMILY HOME WITH AN IMPRESSIVE KITCHEN/DINING ROOM EXTENSION AND WEST-FACING GARDEN, LOCATED IN THE HIGHLY DESIRABLE NEWNHAM AREA OF THE CITY.**

- 1530 sqft / 142 sqm
- 4 double beds, 2 recep, 2 bath
- West-facing rear garden
- Gas-fired heating to radiators
- Council tax band - F
- Edwardian mid terrace home
- 202 sqm / 0.05 acre
- Residents permit parking (Monday to Sunday – 11am to 2pm)
- EPC – D / 56
- Offered with no onward chain

34 Grantchester Road is an attractive Edwardian home forming part of a charming terrace in Newnham, well placed for easy access to Grantchester Meadows, Newnham Croft Primary School and the historic city centre. The property provides extended accommodation arranged over three spacious floors and is found in good decorative order, retaining original features typical of the era. The property also benefits from the replacement of the roof tiles in January 2021 with Welsh slates.

The accommodation comprises a reception hall, an elegant sitting room with attractive working fireplace, original floorboards and large bay window overlooking the front aspect. Double interconnecting doors open to a well-proportioned family room with bespoke recess cabinetry and book shelving and glazed French doors to the rear garden. A well-equipped, modern kitchen integrates into this impressive open plan space, which includes a bright and spacious dining area featuring a roof lantern, with views of and access to the rear garden. A shower room including a walk-in shower cubicle, w.c and handbasin, completes the ground floor accommodation.

Upstairs, a first-floor landing leads to a family bathroom suite and three spacious double bedrooms. The second floor comprises a large bedroom with Velux windows and built-in storage.

Outside, there is a small walled front garden and long west-facing rear garden with paved patio area, lawn and various established shrubs and small trees set to borders.

**Location**

Grantchester 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.

**Tenure**

Freehold

**Services**

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

**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.

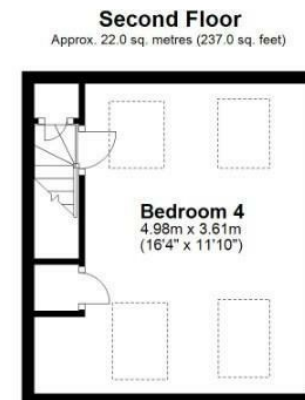
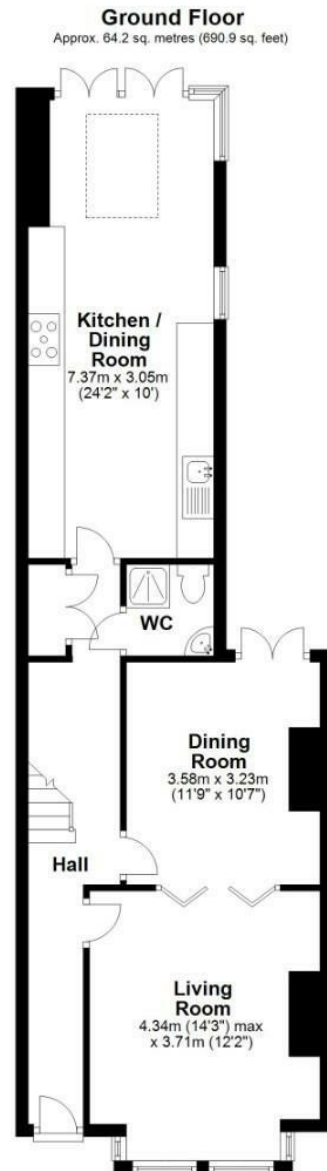
**Viewing**

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









Total area: approx. 141.5 sq. metres (1522.6 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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.







