



44 Hurrell Road, Cambridge, CB4 3RH  
Guide Price £650,000 Freehold



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**A BRIGHT AND WELL-POSITIONED HOME OF 1750 SQFT / 163 SQM, WITH A GARAGE AND GARDEN EXTENDING TO 66FT, CLEVERLY EXTENDED IN RECENT YEARS TO PROVIDE GENEROUS ACCOMMODATION OVER THREE FLOORS.**

- 1750 sqft / 163 sqm
- 4 beds, 2.5 baths, 2 recepts
- 1958
- Gas heating to radiators and electric underfloor heating
- Council tax band - D
- Semi-detached house
- 323 sqm / 0.08 acre
- Drive and garage
- EPC – C / 76

This well-presented, semi-detached family home is finished to a truly impeccable standard and sits on a pleasant corner plot, nicely set back from Hurrell Road. In 2018 the property was extended to incorporate a ground floor utility and kitchen extension, coupled with a loft conversion for an additional bedroom, with an ensuite and a walk-in wardrobe.

The accommodation comprises a bright and welcoming entrance hall with space for coats and footwear with stairs to the first floor. The kitchen has been fitted with a stylish and comprehensive range of units, leading through to a dining area and a family room with Velux windows and bi-folding doors opening onto a garden terrace. Adjoining the dining area is a bay-fronted living room, which benefits from southerly aspects and has views over the front garden. Completing the ground floor accommodation is a refitted utility room with additional units and space/plumbing for various appliances. Finally, there is a refitted cloakroom W.C. located just off from the main entrance hall.

Upstairs the accommodation is split over two floors, the first housing bedrooms 2, 3 and 4 and the main bathroom, which benefits from built-in vanity furniture, inset spotlights and a heated towel rail.

Outside, there is a driveway with off-road parking and access to a single garage with an up-and-over door. The front of the property is set back behind a picket fence and an ease-of-maintenance garden, which has a number of established shrubs. The rear garden measures around 66ft x 32ft (max) and has been well cared for by the owners. There is a paved patio, well suited to alfresco dining with a personal door to the garage. The remainder of the garden is principally laid to lawn and partially bordered with stocked flowerbeds, the whole is enclosed by fencing.

**Location**

Hurrell Road is situated to the north of the city and forms part of a popular and quiet residential area well placed for access to the Science Park, Cambridge North Station, guided busway, A14 and major commuter routes. There is local shopping around the corner on both Carlton Way and Histon Road, with schooling for all age groups in the area and in particular in the catchment area for Chesterton Village College which is Ofsted rated 'outstanding' and also provides sports facilities for the public.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council  
Council Tax Band - D

**Fixtures and Fittings**

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

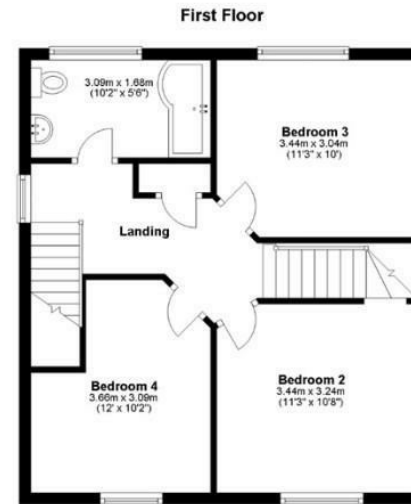
**Viewing**

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









Approx. gross internal floor area 163 sqm (1750 sqft) excluding Garage

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	76	82
EU Directive 2002/91/EC		





