



19 Brookfields, Cambridge, CB1 3NW
Guide Price £625,000 Freehold



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A LATE VICTORIAN BAY-FRONTED HOUSE ON MILL ROAD PROVIDING CHARMING ACCOMMODATION WITH CONTEMPORARY TOUCHES EXTENDING TO 1276 SQFT, AND BEAUTIFULLY DESIGNED GARDENS WITH AN OUTSIDE KITCHEN AREA.

- 1276 sqft / 118 sqm
- 3 bedrooms, 2 reception, 2 bathroom
- Large and well-designed rear gardens
- Plot size - 0.05 acres
- No onward chain
- Victorian mid-terrace house
- On-street parking available
- South-facing aspect with outdoor kitchen area
- Gas central heating system to radiators
- EPC – D / 68

This fine, bay-fronted mid-terrace house has been lovingly restored with thoughtful interior design to create vibrant spaces that effortlessly blend the old with the new and encourage flow and connectivity to a beautifully designed garden dining area with an outside kitchen.

The property is located towards the bottom end of Mill Road and is conveniently placed for a wide range of independent shops, cafés and restaurants. Cambridge Station, Addenbrooke's Hospital and the city centre are all within easy reach by cycle and foot.

Spacious and stylish accommodation is arranged over three floors and extends to 1276 sqft in total.

The ground floor accommodation allows lots of natural light and comprises an attractive reception hall with enclosed cloak area. An elegant open plan sitting/dining room has attractive features, which include a bay window, custom-made panelling, an inset woodburning stove and bespoke recess cabinetry. A bold colour scheme and broad wooden floorboards enhance this space and continue throughout this level. An inner hallway provides access to a courtyard area and a shower room with a storage cupboard and links to the extended kitchen area. A contemporary kitchen has been recently installed, is well-equipped and provides extensive cabinetry, integrated appliances and quartz working surfaces. A seating area has been created, and extensive glazing provides a high degree of natural light and views of the garden.

Upstairs, the upper floors offer three spacious bedrooms and a spacious family bathroom suite.

Outside, the property is set behind walled frontage. There is side access via a passageway and the neighbouring garden. The rear garden has been creatively designed to provide a large and social seating area with an outside kitchen area. The remaining garden area is predominately laid to lawn and has raised herb beds and a useful garden shed.

Agent's Note

Kitchen extension and loft conversion carried out in the 1990s. Side access is via the neighbouring garden.

Location

Brookfields is located off Brooks Road, at the eastern end of Mill Road. Local shopping is available on Mill Road itself with a wide range of independent shops, bars and cafés. Sainsbury's supermarket is just around the corner on Brooks Road. Addenbrooke's Hospital, Cambridge Railway Station and the city centre are all close by and within cycling or walking distance.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

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. 58.6 sq. metres (630.7 sq. feet)



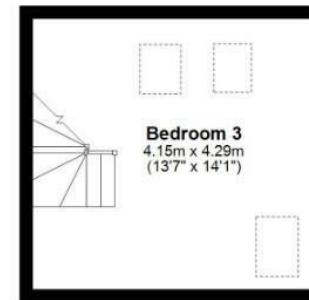
First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.6 sq. feet)



Total area: approx. 118.5 sq. metres (1276.0 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	EU Directive 2002/91/EC	

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68



