



32 Lyndewode Road, Cambridge, CB1 2HN  
Guide Price £1,800,000 Freehold

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## A BROAD AND SUBSTANTIAL 6-BEDROOM PERIOD TOWNHOUSE ON LYNDEWODE ROAD, BENEFITTING FROM A SOUTH-FACING GARDEN, DRIVEWAY AND A DETACHED GARAGE.

- 1992 sqft / 185 sqm • Substantial, semi-detached period townhouse • Built in 1901 • 6 bedrooms, 3 receptions, 2 bathrooms • Garage and driveway parking • South-facing rear garden and courtyard area • Gas central heating to radiators • Original period features • Plot size - 0.07 acres • EPC – E / 49

32 Lyndewode Road is a handsome, late Victorian, semi-detached residence with a grand bay-fronted facade and double bays to the rear. The property occupies a privileged prime central location, moments from Cambridge Station and benefits from a broad plot with a south-facing rear garden and a driveway leading to garaging.

The property provides extensive accommodation over three floors, retaining fine period features, offering excellent scope for expansion, alteration and modernisation.

The accommodation comprises a reception hall, a large and well-proportioned sitting room with a bay window and a working fireplace connecting to a generous dining room with access to a private, outside courtyard. A morning/storage room houses a recently replaced boiler and opens to a well-equipped, triple aspect kitchen/dining room with access to the rear garden. A WC completes the ground floor accommodation.

Upstairs, a first-floor landing leads to two large double bedrooms with bay windows and period fireplaces, a third double bedroom, bathroom and a separate WC.

The second-floor level comprises two double bedrooms with extensive eaves storage space, a single bedroom/study and bathroom suite.

Outside, a small walled garden has mature planting to provide privacy from the road. A long driveway leads to a detached, block-built garage and a mature south-facing rear garden. The garden has a variety of fruit trees, which include pear, apple and quince. A tiled courtyard area adjacent to the house has a large fig tree. There is a covered area in the garden, which is ideal for bicycle and wood storage.

### Location

Lyndewode Road is a particularly sought-after road within a popular residential location close to the city centre, railway station, Anglia Ruskin University and CB1. There is local shopping available on Hills Road and Mill Road with primary schooling at St Paul's and secondary schooling at Parkside Community College. There are private schools for all age groups within the city. The property is within walking distance of Cambridge Railway station, whilst convenient for Addenbrooke's Hospital, the Biomedical Campus and the University departments.

### Agent's Note

There is an asbestos roof to garage.

### 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.





| 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>                  |                         |           |
|                                             | 49                      | 65        |
|                                             | 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.

