



84 Thornton Road, Girton,  
Cambridge, CB3 0NN

Guide price £750,000



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- 4 bedrooms and a luxury bathroom
- Planning permission for extension
- Long south west facing garden
- Parking and workshop
- Great location just off Huntingdon Road

A bay-fronted 4-bedroom semi-detached house in a great location, with a 125ft south-west facing garden and workshop.

This fabulous family house has been improved and extended on the ground floor and now offers about 1300 sq.ft of accommodation. There is a nice wide hallway, the front sitting room has an open fireplace with an attractive stone surround. There is a good size kitchen/dining room which is well fitted and has plenty of cupboards and space for a dining table. This opens up to the rear conservatory extension which has doors to the garden as well as fitted blinds and central heating. The original kitchen has been converted to provide a good size utility room and also a cloakroom with WC.

Upstairs there are 2 large double bedrooms both with decorative fireplaces and fitted cupboards, bedroom 3 is a single room with a fitted cupboard and bedroom 4 is a study/nursery room. The bathroom







has recently been re-fitted and is particularly nice, with a pebble bath, a large walk-in shower, and fitted blinds.

The house has double glazing and central heating. The current owners have recently received planning permission for a large ground-floor extension and loft conversion full details can be found on the South Cambs planning portal ref: 22/01036/HFUL

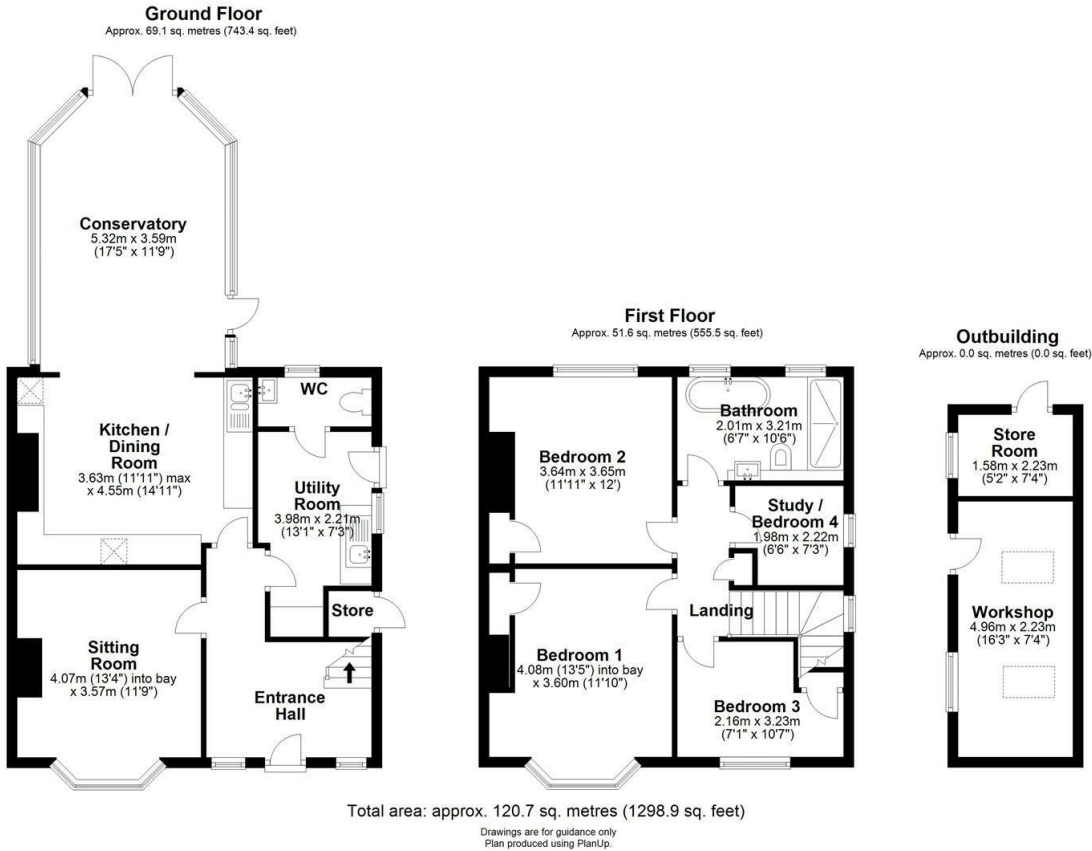
There is a block paved area and driveway for parking, there is also walling and railings to the front. A wide side access leads to the rear of the house where there is a good size workshop (partially converted to a study or playroom) with an adjoining brick shed. There is a large terrace which overlooks the beautiful garden that extends to about 125ft and has well-stocked beds and borders, mature shrubs and trees and raised vegetable beds. There are 3 ponds, a summerhouse and a shed as well.

Thornton Road is a popular location with those seeking good access to Cambridge in a village setting. Girton has a thriving community and excellent sports facilities and recreation ground, there are 2 pubs/restaurants and local shopping. There is a Primary school in the village and secondary education is available at Impington. Also, Eddington is nearby too, where there is a supermarket and a highly regarded school. SAT NAV: CB3 0NN what3words: ///panel.leaned.large

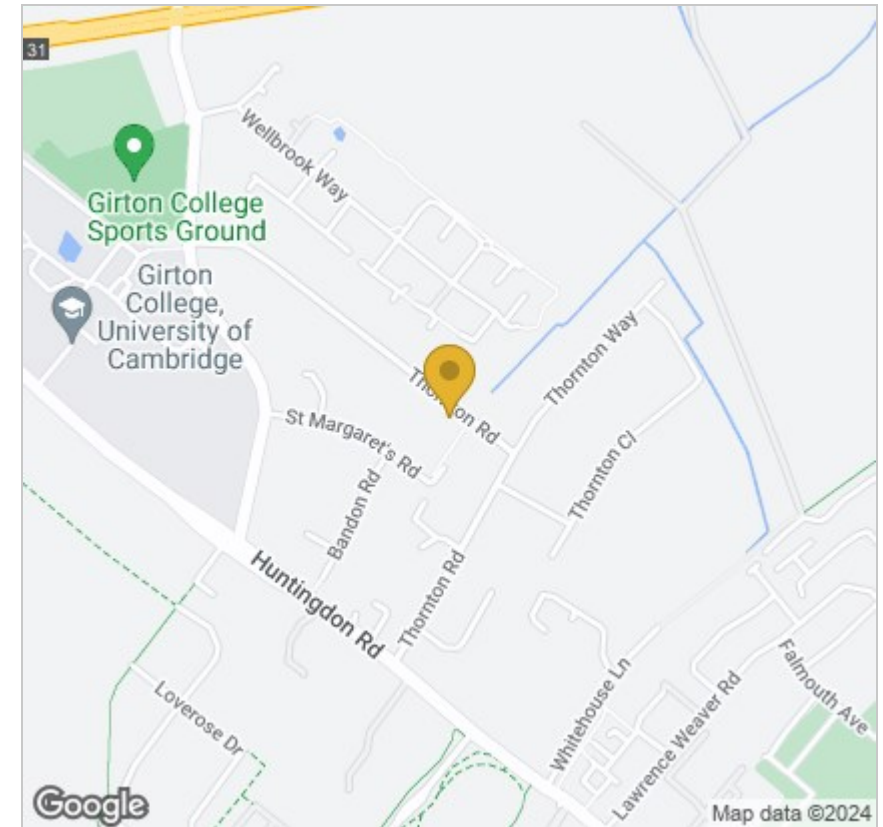




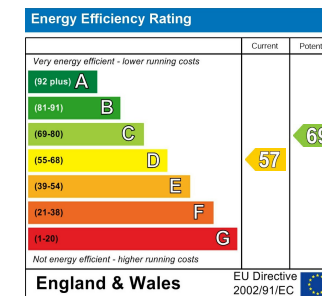
## Floor Plan



## Area Map



## Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

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154-156 Victoria Road, Cambridge, CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)