



72 Thornton Road, Girton,
Cambridge, CB3 0NN

Guide price £750,000

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- 4 bedroom family home close to Eddington and Cambridge
- Large south west facing garden



An extended 4-bedroom semi-detached house with a large garden in a fantastic location close to Eddington and the University of Cambridge Primary School.

This fantastic family home is about 1300 sq. ft. and has well-presented and versatile living space that includes many of the original features and still has scope and planning permission granted for an extension if needed.

The entrance hall is lovely and light and has a cloakroom. The dining room is at the front of the house and has a bay window and an attractive modern fireplace. The living room also has a fireplace and has been extended to incorporate a family room which overlooks and has french doors to the rear garden. The kitchen has been extended and re-fitted, and it also has a door to the garden.

Upstairs there are four bedrooms, two good doubles, one with a bay window and two have fitted storage. The bathroom has been replaced and has a shower over the bath, a vanity basin and a towel rail.

The house has gas central heating,



double glazing, and there are original stripped floorboards in most of the rooms including all the bedrooms. There is a loft room accessed via a ladder and with two Velux windows.

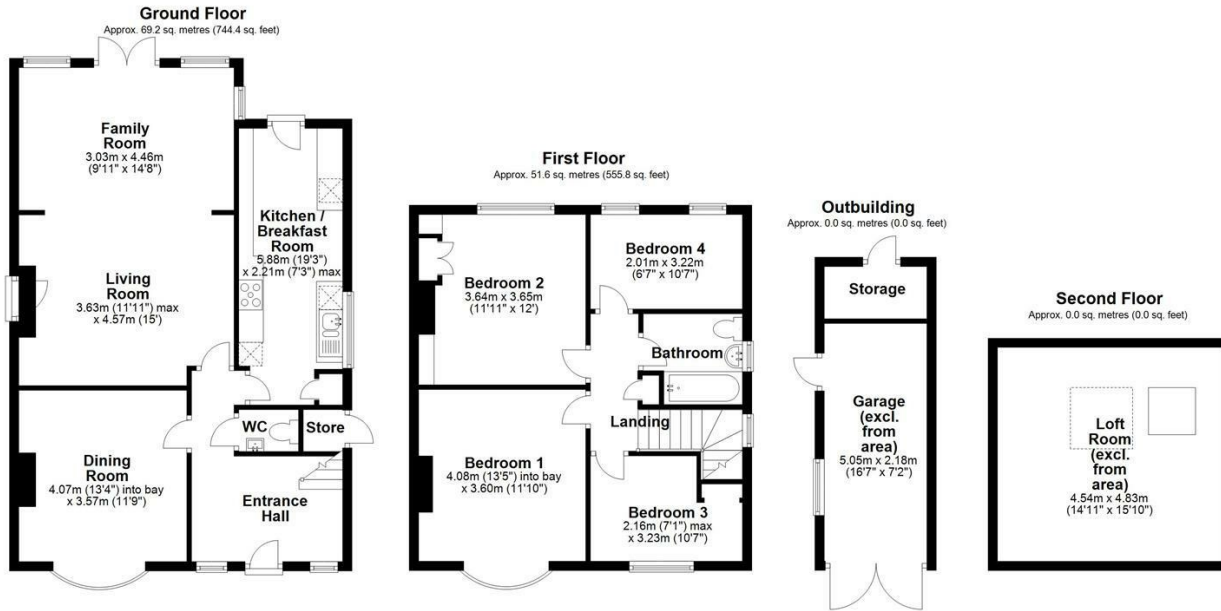
There is planning permission for a large ground floor extension and loft conversion Ref: 22/03983/HFUL

Outside, at the front, there is a garden and driveway for parking and access to the garage. The rear garden is a really good size, well established and enclosed, importantly it faces southwest.

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 primary school. SAT NAV: CB3 0NN, What3words: ///slips.strain.silent



Floor Plan



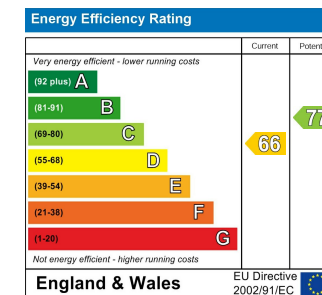
Total area: approx. 120.8 sq. metres (1300.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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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