



21 Arbury Road  
Cambridge, CB4 2JB

Guide price £800,000

## 21 Arbury Road Cambridge, CB4 2JB

- 5 large bedrooms
- Great location close to Milton Road
- No chain
- Long garden

A 1600 sq. ft bay-fronted Victorian house with 5 bedrooms, a wonderful kitchen extension and a long garden, situated within the catchment of Chesterton Community College and Milton Road Primary School.

This fantastic home has been significantly extended and now provides refurbished and well-planned space, perfect for a large family.

The accommodation includes a hallway with stripped floorboards, understairs storage and a cloakroom and WC, the living/family room is open plan and has a bay to the front with fitted shutters, stripped floorboards, and a fitted cupboard. The kitchen/dining room has been extended and is one of the finest features of the house. The kitchen area is well-fitted with plenty of cupboards, marble worktops and an island. There is a butler sink, integrated appliances including a range cooker and a feature exposed brick wall with a large roof light above. The dining area is a good size and has a high ceiling and roof light, there are bi-fold doors to the rear and the whole space has attractive ceramic floor tiles. A utility room provides





additional space for appliances and a sink.

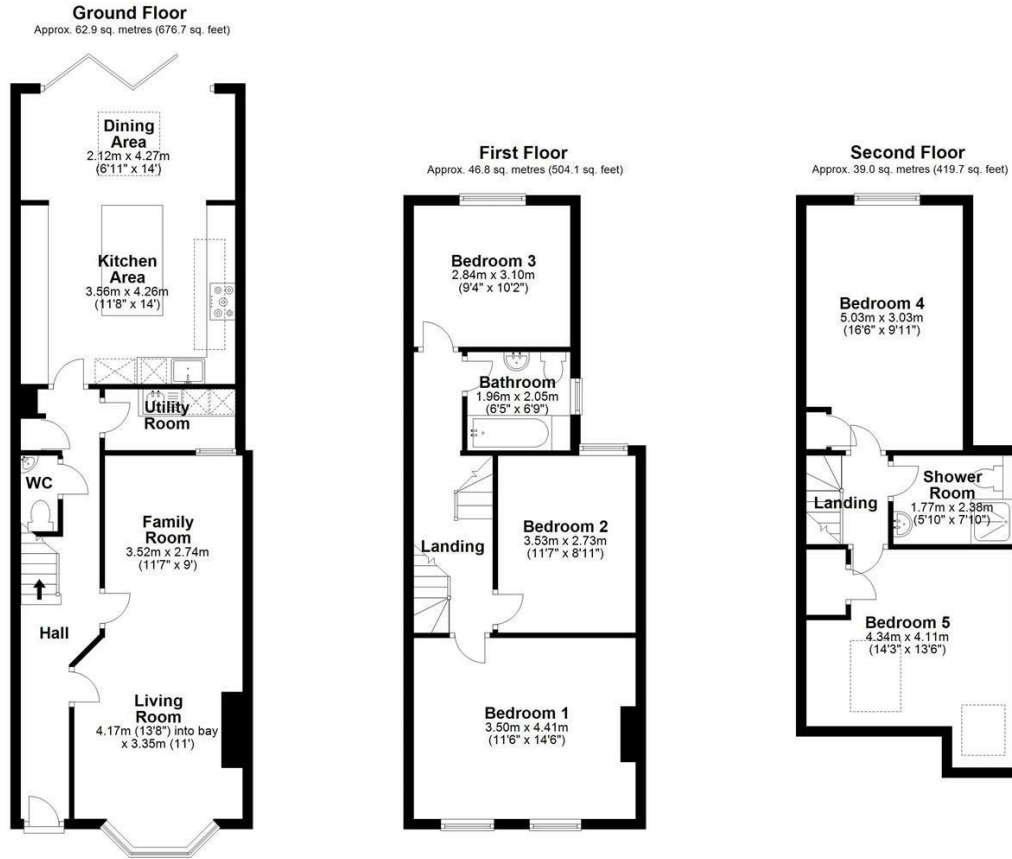
On the first floor, there are three double bedrooms, the main room has two windows to the front aspect, and stripped floorboards. The bathroom has been refitted and has a shower over the bath and attractive wall tiling. On the second floor, there are two more double bedrooms, one has lovely garden views and a wooden floor, and the other has Velux windows, a built-in cupboard, and a wooden floor. The shower room has full wall tiling, a WC and a cupboard housing the boiler.

Outside, at the front, there is a pretty, low wall with railings and a gate. A shared pedestrian access leads to the long rear garden which is enclosed by fencing. Decking adjoins the rear of the house and there are two further patio areas one is covered by a timber pergola.

Arbury Road is situated off Milton Road just north of Cambridge City Centre. The area is well placed for access to Cambridge Science Park, Cambridge North Train Station by bike, and the A14/M11 road networks. The surrounding area offers good facilities including cafes and bars, and local shopping facilities are available on Milton Road and Arbury Court, all of which are just a short walk away. SAT NAV: CB4 2JB What3words: ///wings.gold.mount



## Floor Plan



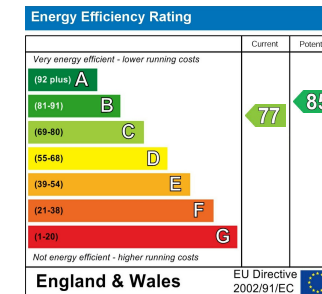
Total area: approx. 148.7 sq. metres (1600.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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:

Agents note: Two of the neighbouring properties have a pedestrian right of way across the rear garden.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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