



7 St. Margarets Road, Girton,
Cambridge, CB3 0LT

Guide price £850,000



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- 4/5 bedroom village home
- Large, mature, south-west facing garden
- Extended family living space

A fabulous family home, extended to provide 1700 sq. ft. of high quality, versatile space perfect for modern living, including four bedrooms and a fantastic open-plan kitchen/living space, and within walking distance of Eddington.

St. Margarets Road is one of the most sought-after positions in Girton, close to Huntingdon Road, within the catchment of Girton Glebe Primary School. It's a perfect location for those seeking a village setting within a short cycle of the City.

The house is in excellent condition and has been refurbished and well-maintained by the current owners. The large rear extension provides a bright, welcoming and flexible space which makes the most of the large, south west facing garden.

On the ground floor there is a spacious entrance hall with the part glazed original front door, and two windows either side letting in plenty of natural light. This goes on to the extended well proportioned living room with double doors on to the garden, a Velux window as well as a





wood burning stove. A pocket door leads on to the spacious and bright extended kitchen/dining area. From here, doors lead out to the garden and additional natural light is provided by a vaulted ceiling with two Velux windows, as well as a further window overlooking the garden. The kitchen area is fitted with a range of wall and base units, which continue in the good sized utility room. There is an original part glazed door from the utility room to the side passage. At the front of the house are two further reception rooms: the front sitting room with a bay window overlooking the front garden, and the family room which could make a perfect playroom/office/teenager space or occasional bedroom.

Upstairs, off the good-sized landing, there are four bedrooms, perfect for a family as three are doubles and the fourth is a good-sized single. Two bedrooms benefit from fitted cupboard spaces and the other two have original fireplaces. The bathroom has been refitted and has a shower over the bath, vanity washbasin, and dual fuel towel rail. There is a separate WC. The loft space is accessed from the landing and if required, could be converted (subject to necessary consent).

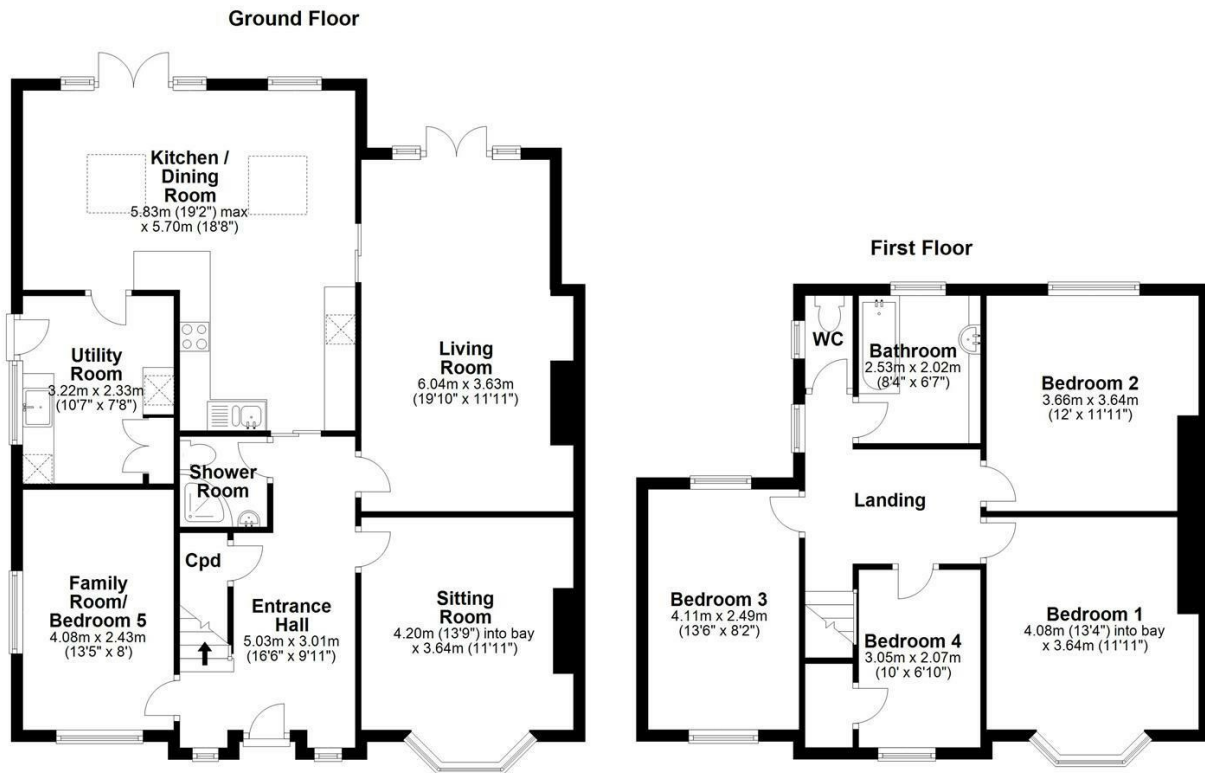
The house has gas central heating, double glazing, and engineered oak flooring in most of the ground-floor rooms.

Outside there is a block paved driveway at the front for two cars, the remainder of the garden is lawn with shrubs around the edge. Side access leads to the patio area and rear garden. The long garden is enclosed by fencing and is mainly laid to lawn, with mature shrubs, fruit trees and a few flower beds. It enjoys a south-west facing orientation and a good degree of privacy.

Girton has a thriving community and excellent sports facilities and recreation ground, there are two pubs/restaurants and local shopping. There is a Primary school in the village and secondary education is available at Impington. Also, Eddington is nearby, where there is a supermarket, coffee shops and a restaurant. SAT NAV: CB3 0LT what3words: ///themes.credit.spoken



Floor Plan



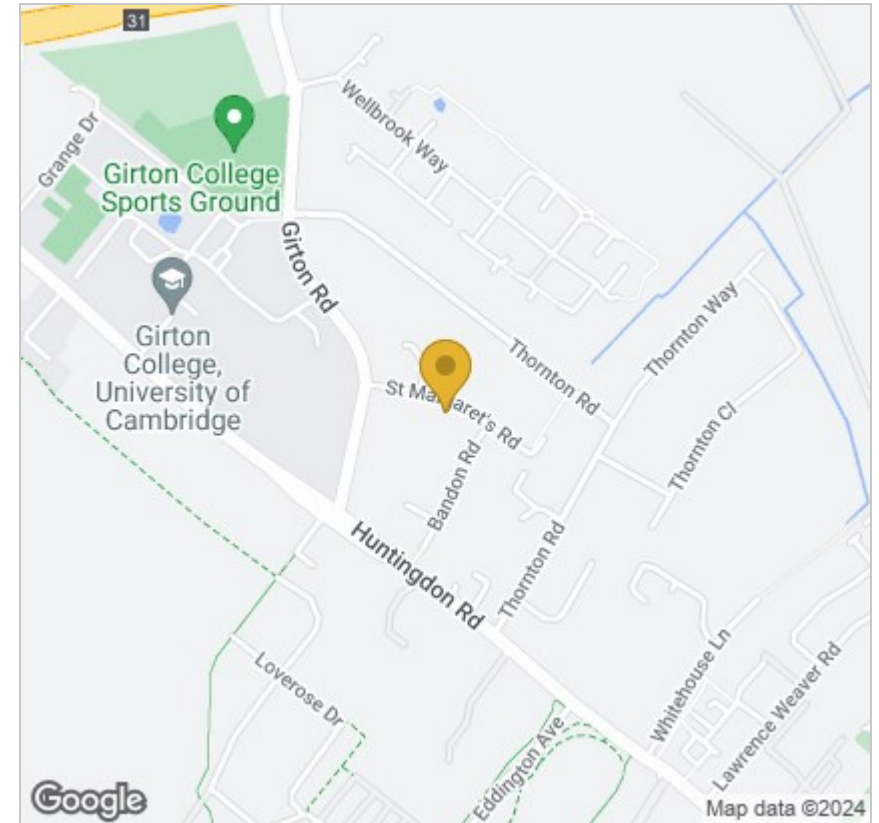
Drawings are for guidance only
Plan produced using PlanUp.

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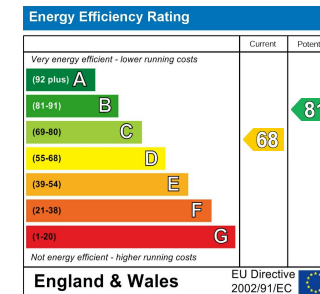
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

Area Map



Energy Efficiency Graph



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