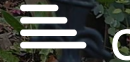




18 Bandon Road, Girton,  
Cambridge, CB3 0LU

Guide price £965,000



## 18 Bandon Road

Girton, CB3 0LU

- Large detached family home
- Off-road parking
- EPC rating C
- Just off Huntington Road and close to Eddington

An impressive, detached, 4/5 bedroom home with 2139 sq.ft across three floors, located close to Eddington and on one of the most highly regarded roads in Girton.

18 Bandon Road is a well-planned and impressive family home, with an enclosed garden and off-road parking, the accommodation includes:

On the ground floor, the entrance lobby and spacious hallway lead to the large, dual-aspect, formal sitting room with a feature gas fireplace. At the end of the hallway is the impressive living space overlooking the rear garden. It has a roof lantern, bi-fold doors to the garden, and connects beautifully to the dining room making quite a statement with its curved windows overlooking the rear garden. From the dining room is the modern kitchen with breakfast bar, Flavel range cooker, plenty of cabinetry, and integrated appliances. The garage has been cleverly converted into a useful studio space with a kitchenette and ensuite shower





room. Also on the ground floor, there is a separate utility area, cloakroom, and store room.

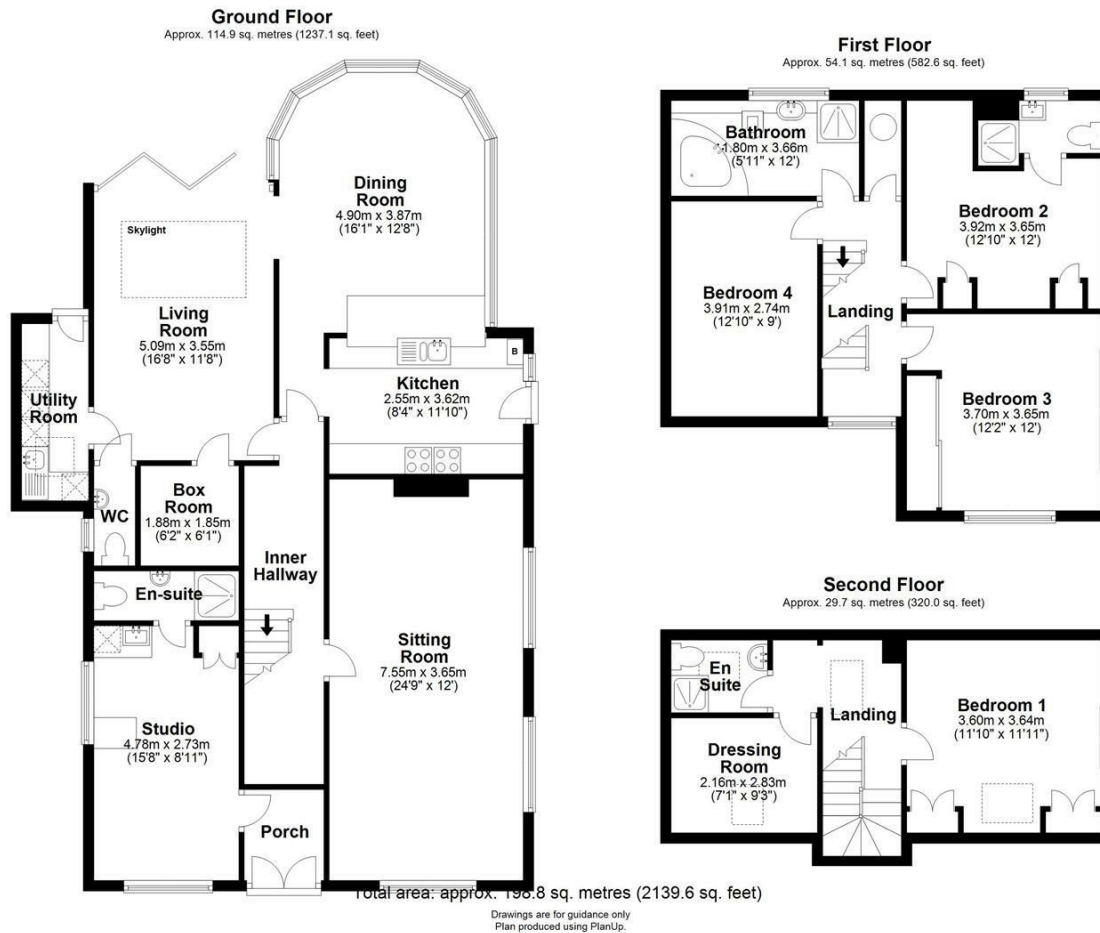
On the first floor are three large double bedrooms, one of which benefits from an en-suite. The family bathroom has a bath, a separate shower, a WC, and a large vanity unit. The principal suite is on the second floor and consists of a good-sized double bedroom, separate dressing room, and en suite. There are exposed beams and a wide, bright landing.

At the front of the house, there is off-road parking for multiple cars behind a border wall and railings. The rear garden is an excellent size and is bordered by mature evergreen trees, providing excellent privacy. There is an outside seating area, shed, lovely and superbly well-kept lawn, as well as side access to the front of the property.

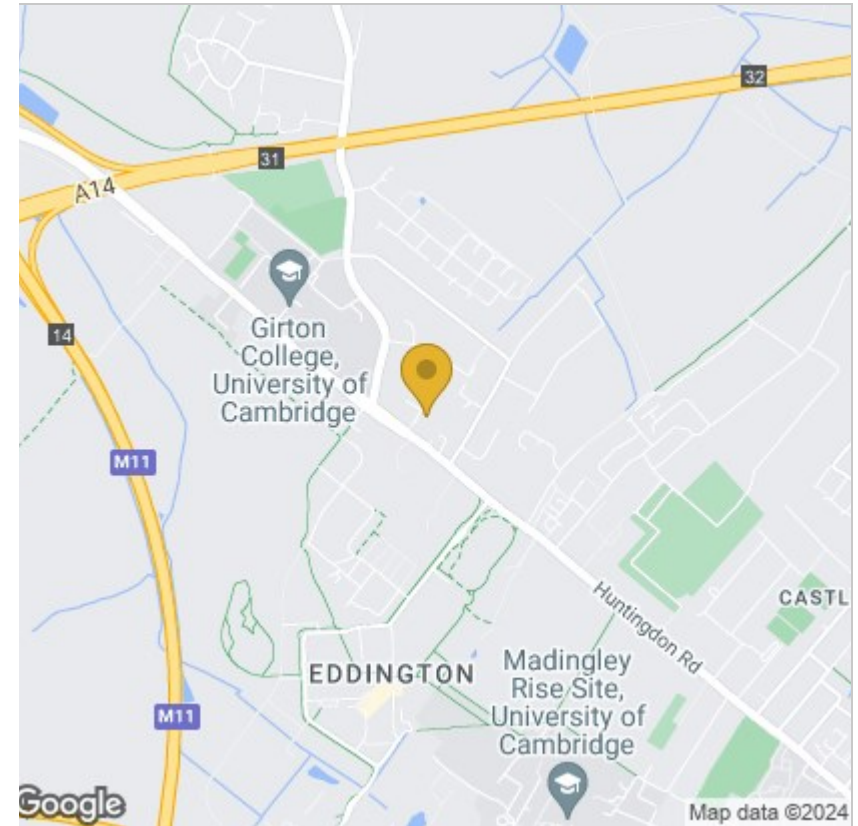
Bandon Road is arguably the most sought-after road in Girton, it is perfect for those seeking good access to Cambridge in a village setting. Girton has a thriving community and excellent sports facilities and recreation ground, there are 2 pubs/restaurants and local shopping. There is a Primary school 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 0LU  
what3words:///swan.vouch.points



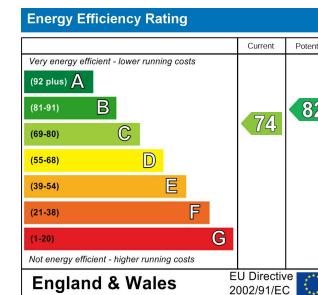
# Floor Plan



# Area Map



# Energy Efficiency Graph



Please contact our Gray & Toyne - 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: F

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