



10 Hertford Street  
Cambridge, CB4 3AG  
Guide price £900,000



## 10 Hertford Street Cambridge, CB4 3AG

- Renovation opportunity
- Large Cambridge townhouse
- Moments from the River Cam
- Over 2000 sq.ft

A rare opportunity to renovate a large Cambridge townhouse filled with character, currently split into a 4-bedroom house and a 1-bedroom lower ground floor flat, and located just a moment's walk from the River Cam.

The property is about 2071 sq.ft and requires a program of renovation and upgrading, having been rented for many years, though it remains rich with period features such as high ceilings, picture rails, ceiling roses, and original sash windows.

The upper ground floor has a wonderful dual-aspect living and dining room, with a large bay window at one end and bi-fold doors to a raised terrace at the other. There is a small kitchen adjoining the dining area.

The first floor has three bedrooms, two doubles and a large single, as well as a spacious bathroom. On the second floor is a large double bedroom with a Juliet balcony, plenty of eaves storage, and an additional shower room.

The lower ground floor is a self-contained flat, with its own entrance and access to the rear







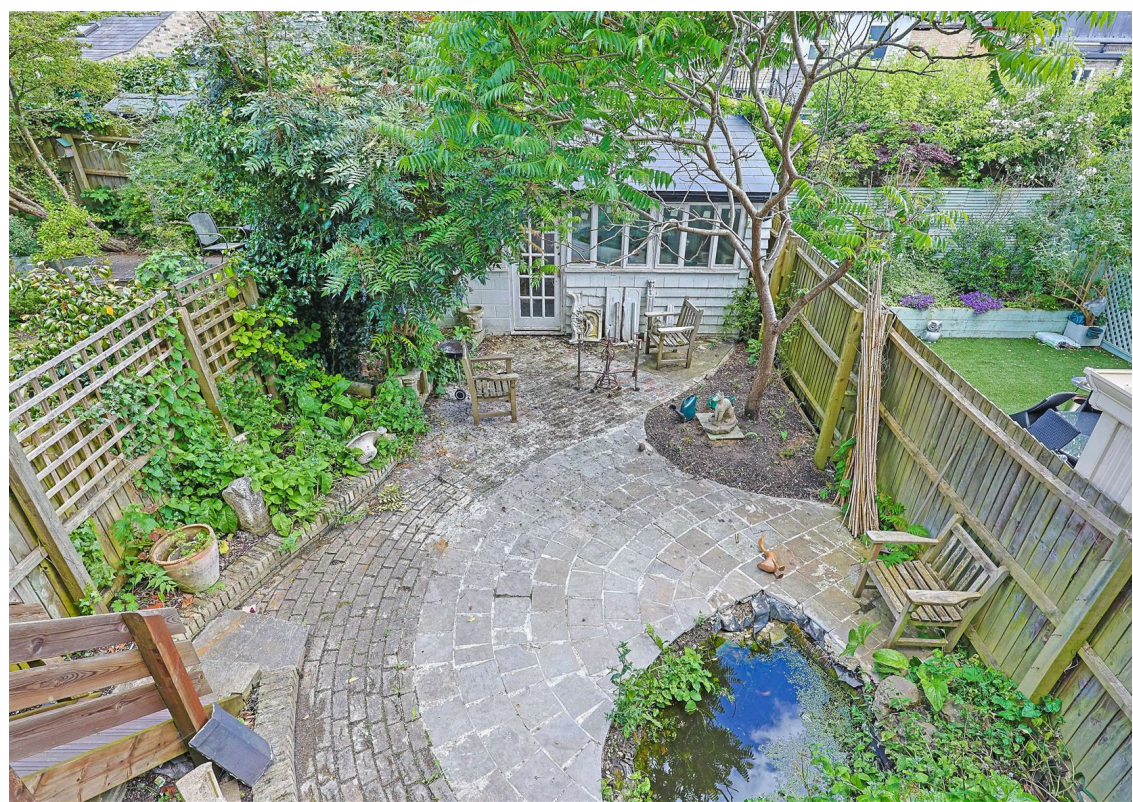
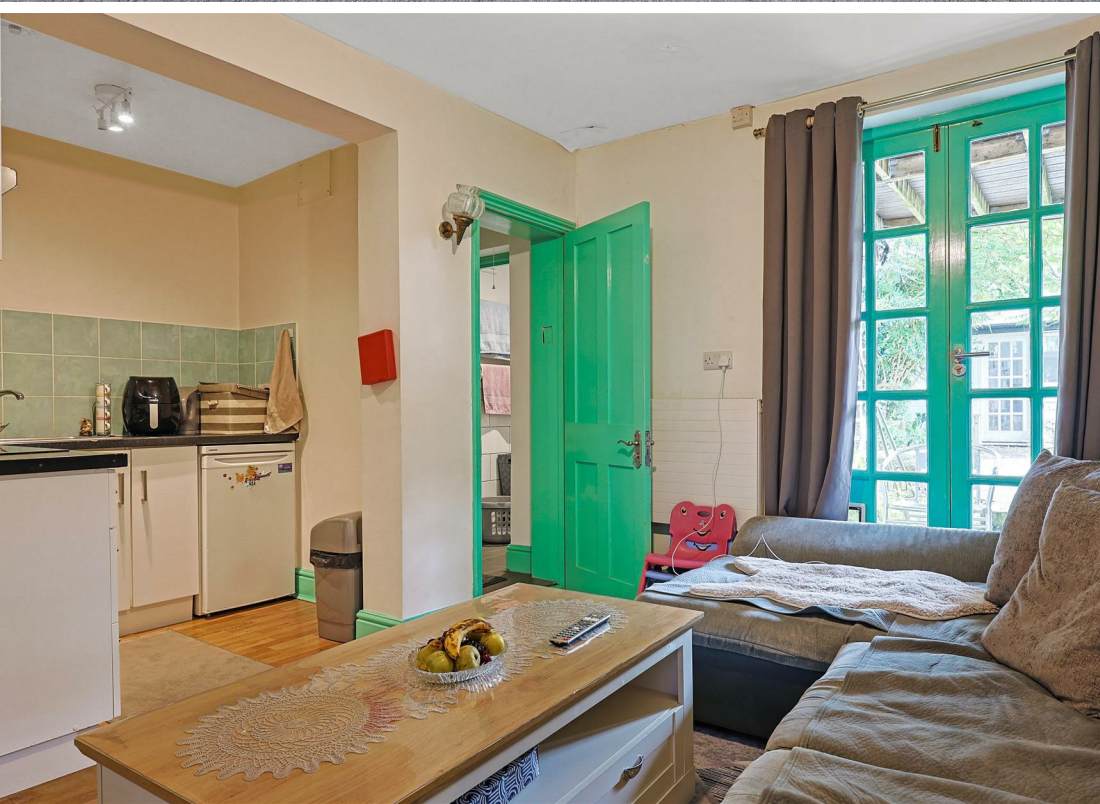
garden. There is a spacious open-plan living space including a kitchen area. The bathroom is well-fitted with a bath, wc, basin, and heated towel rail. There is a double bedroom with a bay window and a separate study area.

The property has a mix of single and double-glazed windows and gas central heating with a boiler for the main house and a separate one for the flat.

At the rear of the property is the large, raised terrace with steps down into the garden, which itself is mainly patio with a small pond, flower beds and mature trees. At the back of the garden is a brick-built studio with power offering excellent home office potential.

Without too much difficulty the property could be reconfigured into a single unit, offering an excellent template to improve and upgrade to provide for a substantial family home on one of the most desirable roads in Cambridge.

WhatThreeWords ///flank.shelf.mats Sat Nav: CB4 3AG





# Floor Plan

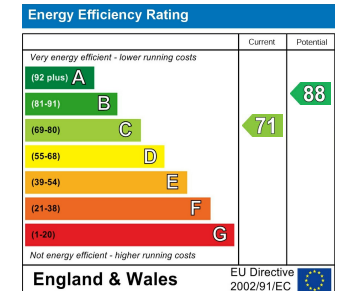


# Area Map



## 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: E

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.

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

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

