



16 Chesterfield Road  
Cambridge, CB4 1LN  
**Guide price £650,000**

## 16 Chesterfield Road Cambridge, CB4 1LN

- 3 bedroom semi with large annexe
- Quiet city position
- Excellent condition throughout
- Planning permission for extension 22/02886/HFUL

An efficient, improved and extended semi-detached house, with a detached annexe in a very popular situation.

This three-bedroom family home has well-presented accommodation and a lovely kitchen/family room extension. The house has been cleverly externally insulated to not only retain the character of the house but also help to make it more efficient (EPC rating C), and there is a versatile annexe in the garden.

There is a hallway with a cloakroom and WC under the stairs, the front sitting room has a bay window and wood effect floor, this opens to the family kitchen, which has been extended and refitted and has bi-fold doors to the garden. The kitchen area has cream units and an integrated oven and hob, there is a breakfast bar too. The utility room has been refitted to match the kitchen.

Upstairs there are three bedrooms, the main room has a bay window with wooden shutters, and fitted wardrobes, the second bedroom has a fitted cupboard. The family bathroom has a bath, a separate shower and a vanity basin. The walls and floor are fully tiled and a towel rail is fitted.

The house has double glazing, central





heating and external insulation and much of the internal space has been redecorated recently.

At the front, there is a graveled parking area and garden. A wide side passageway and gate lead to the rear where there is a good size garden. A large deck adjoins the rear of the house, there is a barked play area, crushed slate beds and an outside socket and tap.

The annexe is located at the end of the garden, it is brick-built, insulated and self-contained, and it has in the past been rented out. It also has a broadband connection, making it a great space for home working. It comprises two rooms (the connecting door is currently blocked), there is a fully fitted shower room, electric heating and double glazing with fitted blinds. The current owners have removed the kitchen area. A great, versatile space perfect as a rental, home office, or annexe.

Chesterfield Road is easily accessible from Milton Road, via Fraser Road. Located superbly well, Cambridge North Station and the Business and Science Parks are only a 7-minute cycle away, with Midsummer Common being 10 minutes in the other direction. Sat Nav: CB4 1LN What3words: ////couch.cares.green



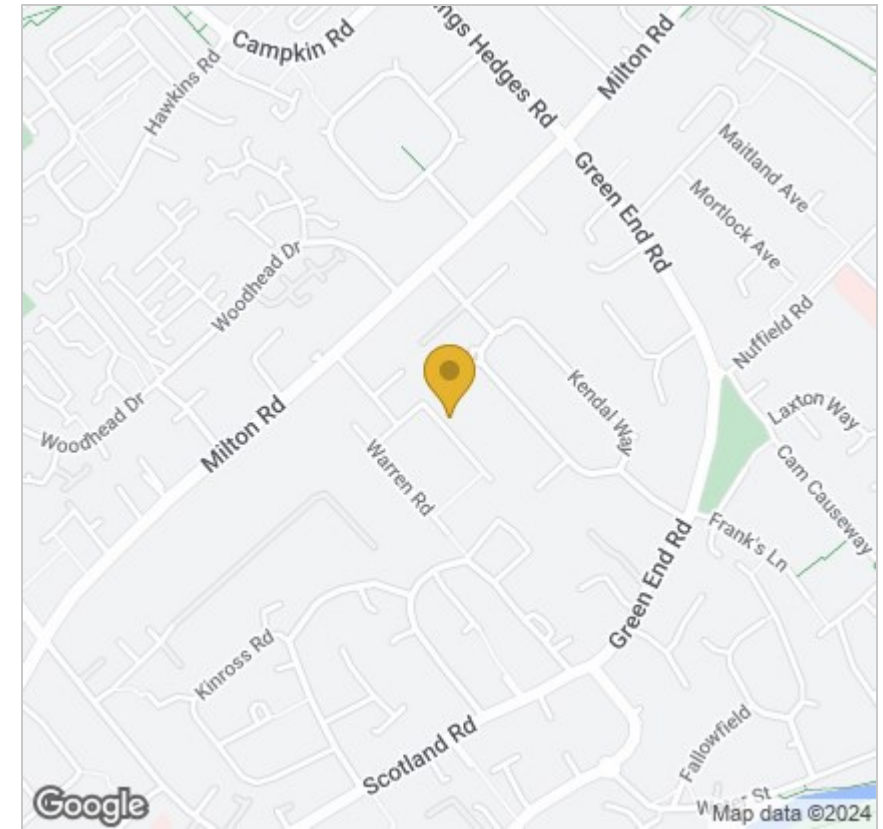
# Floor Plan



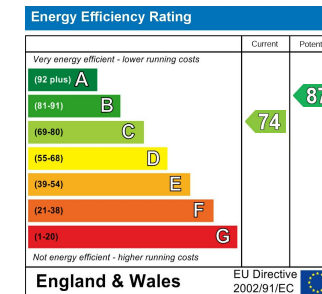
Total area: approx. 114.7 sq. metres (1234.5 sq. feet)

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: D

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)

