



25 Roseford Road  
Cambridge, CB4 2HA

**Guide price £795,000**

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## 25 Roseford Road

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- 4 bedrooms
- Large garden
- Double garage/workshop
- Desirable location

A spacious semi-detached four bedroom family home of nearly 1,900 sqft, with potential for further improvement and possible development (subject to consents) on one of the most desirable streets in north Cambridge city, in the catchment area for popular schooling such as Chesterton Community College, Mayfield Primary School and Milton Road Primary School. Benefitting from off-street parking, a double garage and a generous garden.

The house is approached via a paved driveway providing off-street parking and a front garden which is well established. On the ground floor off the entrance hall is a cosy living room and a separate dining room with a door to the rear garden. The kitchen has, in the past, been extended and has fitted cupboards, worktops and space for appliances and access to the garden.

Off the landing are 3 bedrooms, 2 of which are doubles and the front bedroom boasts extensive bespoke fitted wardrobes and





there is a family bathroom. On the second floor is the main bedroom which has an en suite with a shower cubicle, basin and WC.

The rear garden is an exciting project and provides huge potential with its already well established borders and planting. There is a large double garage/workshop which is located to the rear of the property and could be accessed via the side of the property. Beyond the garage is a large private garden area which is laid to lawn with established trees and flower and shrub borders.



## Floor Plan

### Approximate Gross Internal Area 1899 sq ft - 176 sq m

Ground Floor Area 649 sq ft – 60 sq m

First Floor Area 534 sq ft – 50 sq m

Second Floor Area 295 sq ft – 27 sq m

Garage Area 421 sq ft – 39 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



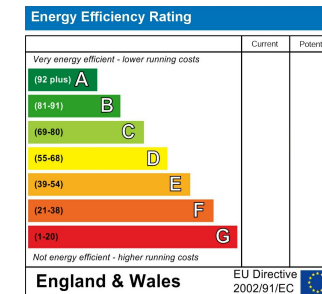
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

## Area Map



## Energy Efficiency Graph



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