



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

**Guide price £775,000**



## 30 St. Margarets Road Girton, CB3 0LT

- 4/5 bedroom semi detached home
- Desirable location
- Spacious accomodation
- Large rear garden

An attractive 4/5 bedroom bay-fronted 1920s semi-detached house with versatile accommodation and a large garden, in a popular, quiet position.

This family home has been well cared for and altered internally to create versatile and spacious accommodation of about 1,396 sq. ft. Situated on St Margarets Road, one of the best roads in the village.

On the ground floor, there is a front sitting room with a bay window and a tiled fireplace. The dining room has double doors to the rear garden and attractive wood flooring. The kitchen/breakfast room also overlooks the garden and the kitchen area is well-fitted and includes an oven, combination microwave, induction hob, extractor, dishwasher and a fridge freezer. There are solid wood worktops and a useful understairs storage cupboard. There is a study/bedroom 5 which has an en-suite wetroom which incorporates a utility area.

Upstairs there are four bedrooms,







all of which are a good size. Bedroom one has a bay window to the front, and bedroom two has a small and cleverly designed en-suite shower room. The family bathroom has a shower over the bath, a vanity basin, a towel rail, and a travertine stone floor with underfloor heating.

The house has gas central heating and recently installed double glazing.

The front garden has a block-paved driveway for parking. Side pedestrian access leads to the large rear garden which is just over 100ft. There is a summerhouse, a shed mature shrubs and plants and the whole is enclosed by fencing.

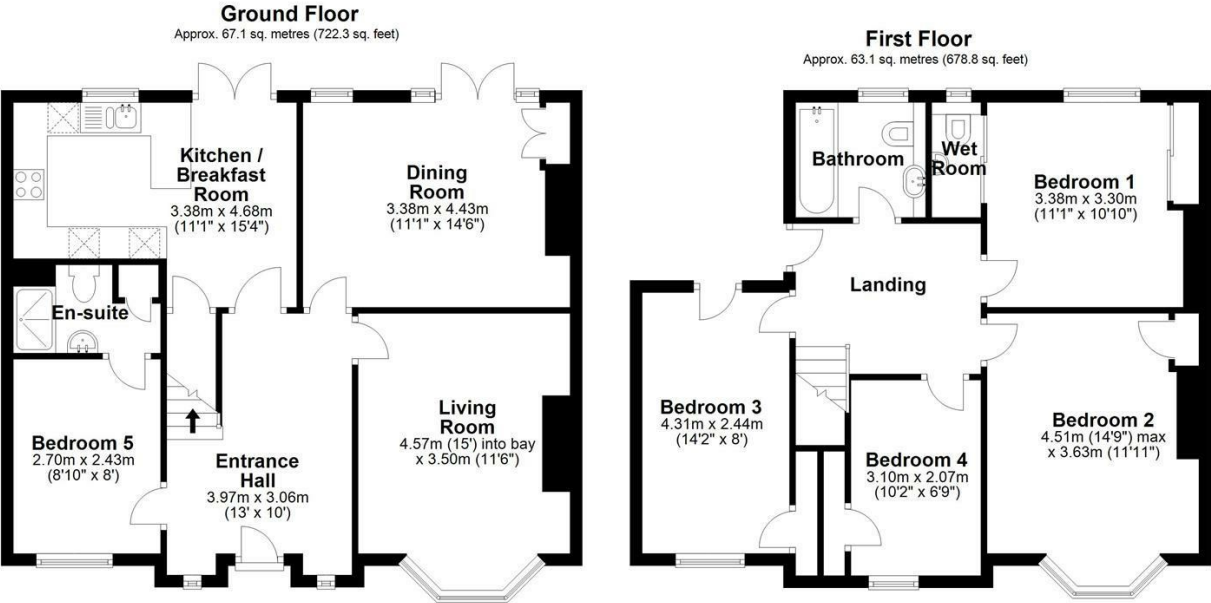
Girton has a thriving community and excellent sports facilities and recreation ground, there are two pubs/restaurants and local shopping. There is a primary school in the village and secondary education is available at Impington. Also, Eddington is nearby, where there is a supermarket, coffee shops and a restaurant.

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Floor Plan



Total area: approx. 130.2 sq. metres (1401.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

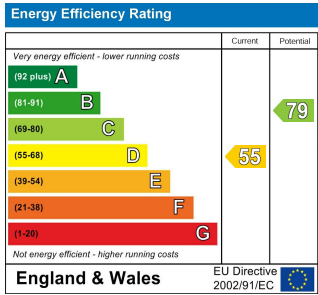
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

Area Map



Energy Efficiency Graph



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