



57 Roseford Road
Cambridge, CB4 2HA

Guide price £725,000

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- Desirable location
- 4 spacious bedrooms and a study
- Off street parking
- Immaculate garden

A well-presented and spacious four bedroom house 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 and an immaculately maintained garden.

The house is approached via a gravelled driveway providing off-street parking for two vehicles and a front garden which is laid to lawn with flower beds and bushes. Off the spacious entrance hall is a dining room and a generous living room with patio doors to the rear garden. The kitchen has been modernised and has fitted cupboards, worktops, integrated appliances, a double oven and views of the garden. Additionally, there is a downstairs WC. There is a rear hallway with storage cupboards and a handy, large utility room with doors to the rear garden.

Off the landing are the 4 good-sized bedrooms, bathroom, study and loft access. Bedroom 1 has fitted wardrobes and cupboards as well as an en suite with a shower cubicle, basin and WC. Bedrooms 3





and 4 look onto the rear garden and bedroom 2 is spacious and overlooks the front of the property. All bedrooms have fitted cupboards. There is an additional room which could be used as a study or nursery. The family bathroom has been refurbished and has a panelled bath, shower cubicle with a rainfall shower, basin with cupboards beneath, WC and mirrored cabinet.

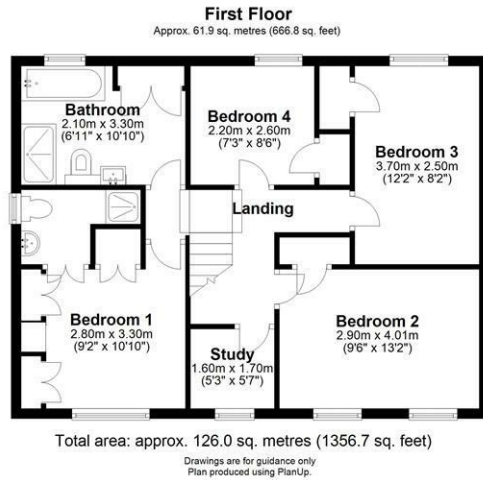
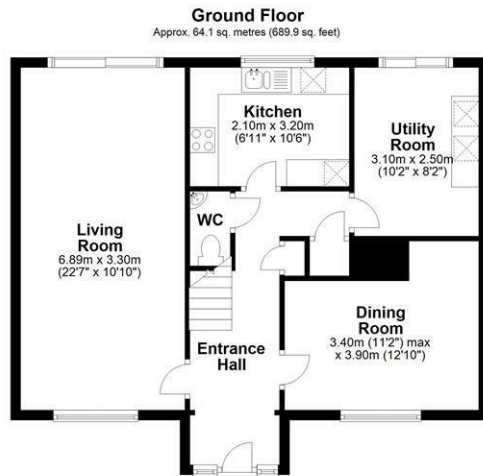
The property has a combination boiler and double glazing.

The rear garden is a great, but manageable size and is accessed via side pedestrian access and has a paved terrace area which provides a good seating area. The remainder of the garden is laid to lawn with flower beds and fruit bushes. There is a greenhouse and timber shed and also a studio providing further storage, gym area or home working space.

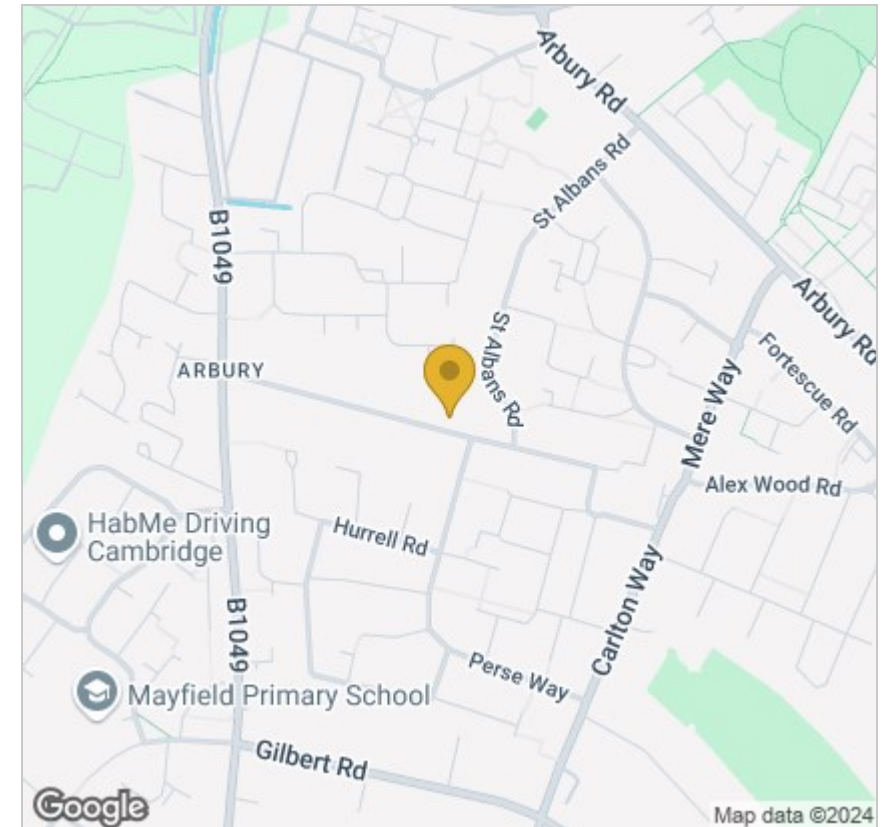
What3Words:///spicy.cups.former
Sat Nav: CB4 2HA



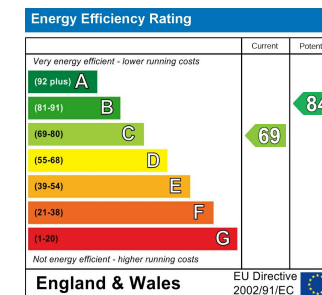
Floor Plan



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: D

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