



4 Lansdowne Road  
Cambridge, CB3 0EU

**Guide price £1,250,000**

## 4 Lansdowne Road

Cambridge, CB3 0EU

- 2700 sq. ft detached house
- Updating and improvement required
- 0.23 acre
- No chain

An impressive and substantial property in one of Cambridge's most prestigious residential roads, offering the opportunity to undertake a program of modernisation and improvement to create a wonderful family home, set on a plot of 0.23 of an acre.

This large detached house which extends to over 2,700 sq. ft is set well back from the road behind an in-and-out driveway and has plenty of space and scope for extension if required.

The well-planned and spacious accommodation includes a wide entrance hall with a cloakroom and storage. The kitchen/breakfast room opens to the conservatory creating an excellent open-plan space. The kitchen area is well-appointed, but in need of updating, it has extensive cabinets, fitted appliances and a ceramic floor. There is a large utility room and walk-in pantry. The main reception accommodation includes a 19ft dining room with lovely garden views and a fantastic living room of over 400





sq. ft, with a triple aspect including doors to the garden and tall windows on either side of an impressive centered fireplace. A useful study/home office completes the ground floor.

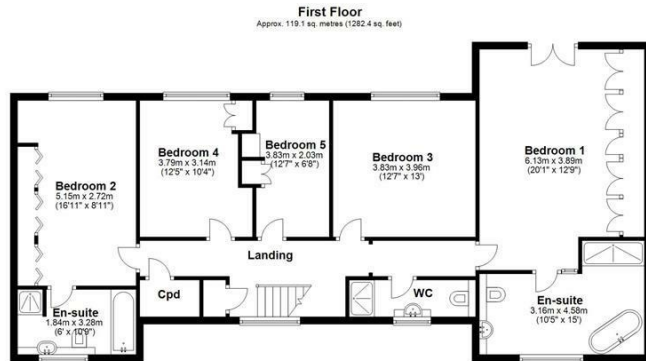
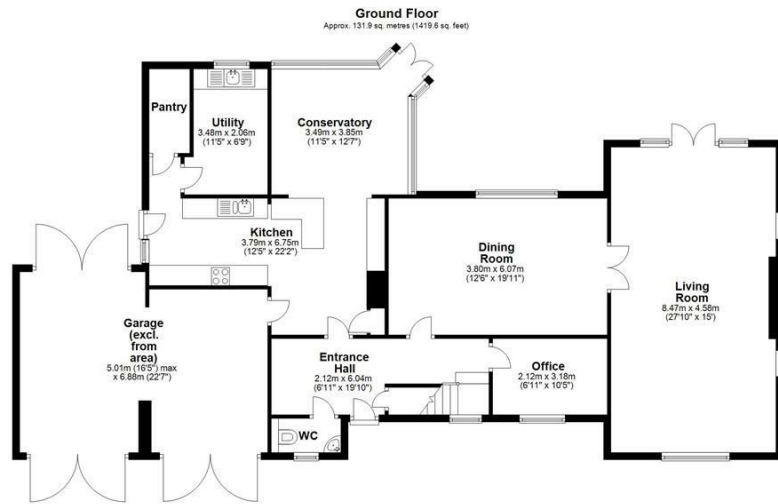
Upstairs, off a long landing are five well-proportioned bedrooms, all overlooking the garden. Four of the rooms are doubles including two with en suites at each end of the house, both with extensive fitted wardrobes. There is also a shower room off the landing.

The house has gas central heating, double glazing and a burglar alarm.

The plot is just under a 1/4 acre and has a broad frontage to the road. There is plenty of parking and a large double garage at the front. The wide side garden wraps around the south side of the house to the rear garden where there is a wide lawn, and mature shrubs and trees provide good screening and privacy. There is a patio and a charming folly.



# Floor Plan



Total area: approx. 251.0 sq. metres (2702.0 sq. feet)

Drawings are for guidance only  
Plan produced using Planity

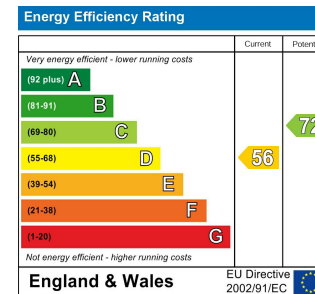
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: G

# Area Map



# Energy Efficiency Graph



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)

