



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

Guide price £925,000



10 St. Margarets Road Girton, CB3 0LT

- Wonderful family home
- Sympathetically extended accommodation
- Large garden
- Off-road parking with EV charger
- No chain

This is a wonderful example of a large 4-bedroom family home presented to an excellent standard and located on one of Girton's most popular roads. Having been cleverly extended, 10 St Margarets Road now extends to over 150sqm (1,650sqft), offering ample accommodation alongside off-road parking, and a beautiful 40m (130ft) long garden.

The accommodation consists of a wide entrance hallway with the part-glazed front door, and two windows on either side letting in plenty of natural light. There is a large living room with a bay window to the front and useful bespoke alcove storage cabinets. The living room extends the depth of the property opening into the dining area and garden beyond.

The contemporary kitchen is particularly impressive with ample handleless cabinets providing excellent storage options. There are integrated Neff appliances including an induction hob, double





oven, as well as a generous pantry cupboard. Its thoughtful design provides for a defined kitchen while maintaining an open feel to the dining space, which itself has doors to the garden as well as Velux windows above. The utility room is adjacent to the kitchen and has space for laundry appliances, rear access to the garden, and the downstairs cloakroom.

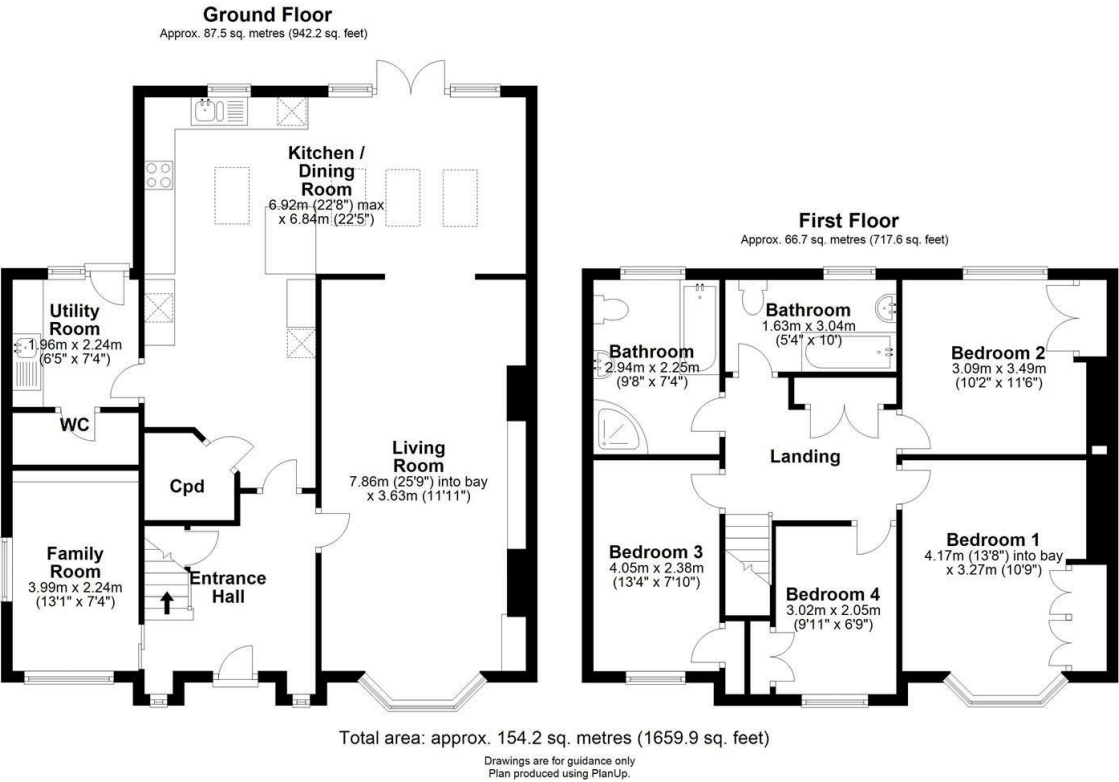
Additionally, on the ground floor, there is a family room that can be used as a home office, playroom, or occasional bedroom.

Upstairs is a wide, open landing with an excellent storage cupboard and sun tunnel. There are three good-sized double rooms, all with integrated wardrobes, and a smaller double room which too has an integrated wardrobe. There are two bathrooms, one of which has a bath and separate corner shower enclosure, and the other also has a bath with a shower over the top.

One of the most appealing features is the extensive rear garden which is predominately laid to lawn and features a wonderfully mature cooking apple tree and border shrubs mixed with larger trees offering excellent privacy.



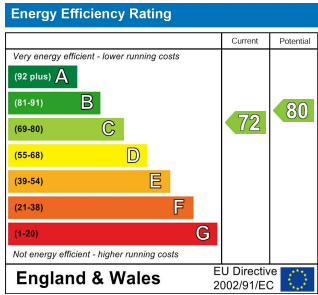
Floor Plan



Area Map



Energy Efficiency Graph



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. SAT NAV: CB3 0LT
what3words: ///start.grant.method

Tenure: Freehold
Council tax band: E

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.

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