



135 Girton Road, Girton
Cambridge, CB3 0LS

Guide price £875,000



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- Large, detached home
- Wonderful gardens
- Off-road parking
- Popular village location

A large, detached 4-bedroom home benefiting from beautiful mature gardens and off-road parking in the popular village of Girton.

The property, which has been in the same ownership for over 30 years, has been extended and now provides for over 1,740sqft of versatile accommodation.

On the ground floor, the entrance porch leads to the hallway which runs into the central dining area. The dining area features a fireplace and has glazed doors leading into the living room, with an attractive box bay window allowing lots of natural light, as well as an additional fireplace. The kitchen has a breakfast bar, range cooker, and lots of storage, including a separate pantry space. Off the kitchen is the conservatory looking into the wonderful garden. There is a WC on the ground floor, as well as a bedroom with an en-suite which has been converted from the garage.

Upstairs on the landing there is a built-in cupboard and a two-door wardrobe. There are three good-sized double bedrooms, with one benefiting from an en-suite shower





room. There is a family bathroom with a shower over bath, bidet, toilet, and basin. From the fourth single bedroom, there are stairs leading up to the converted loft space, which would make an excellent children's den or quiet workspace, and there are multiple storage cupboards in the eaves.

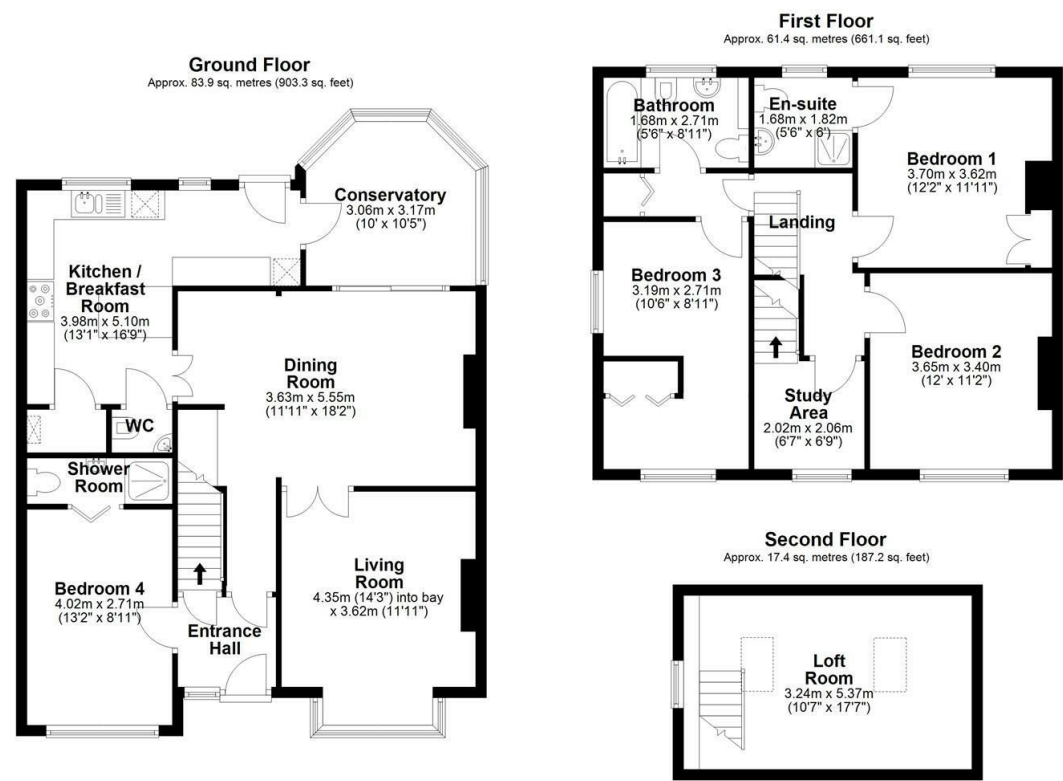
Throughout the ground floor, the house has wooden oak flooring, except to the kitchen and conservatory which have floor tiles. Upstairs, some of the wooden flooring is from the original build. There is a great opportunity to modernise and reconfigure throughout.

The property is set back from Girton Road behind mature trees offering excellent privacy. There is space for two cars, border planting, and a side gate that leads to the rear garden. The rear garden has been thoughtfully created and very well-loved, with a mix of lawns, beds, fruit trees, sheds, and an outside seating area.

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 0LS What3Words: ///down.smashes.sweep

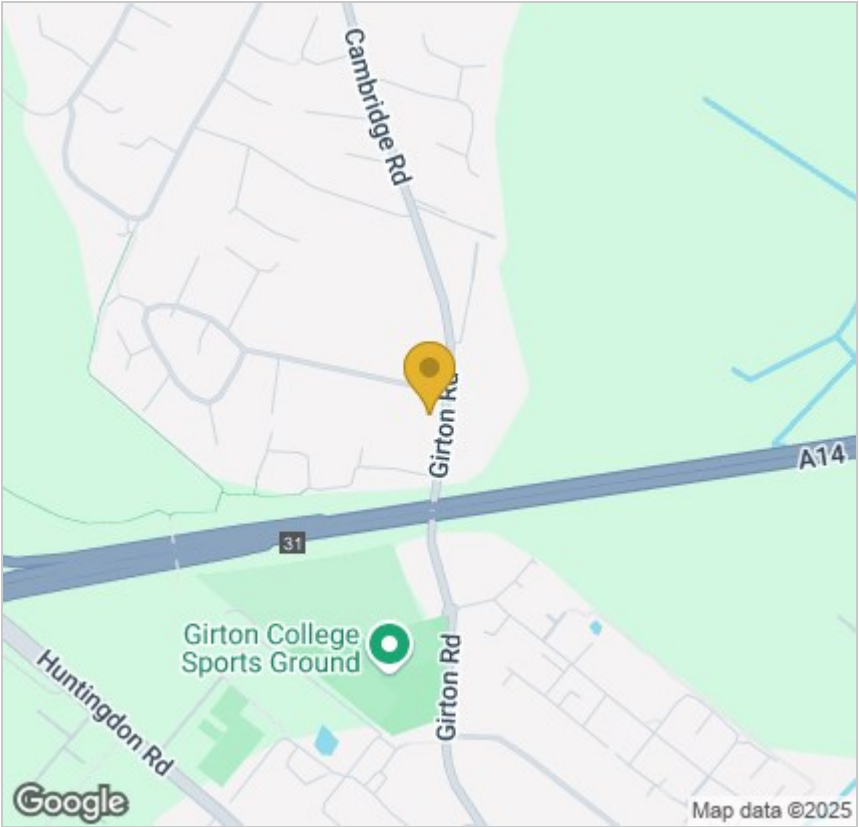


Floor Plan

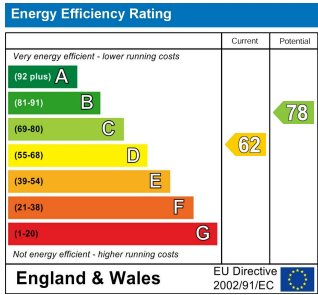


Total area: approx. 162.7 sq. metres (1751.5 sq. feet)

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: E