



2a Girton Road, Girton  
Cambridge, CB3 0LJ

Guide price £1,100,000





## 2a Girton Road

Cambridge, CB3 0LJ

- Detached family home
- Large garden
- Popular village location
- Double garage

A substantial and impressive 4-bedroom family home with a beautifully maintained garden, double garage, and parking, situated on the edge of the desirable village of Girton.

2a Girton Road, which extends to over 2,200 sqft, is located down a private driveway serving only two properties and offers all one needs for modern family living.

On the ground floor, there is a generous entrance hall with a galleried landing above. From the hall is the hugely impressive open-plan kitchen/breakfast room which has a large central island featuring a 5-ring gas hob. There are stone worktops, integrated appliances, and ample cabinetry. Beyond the kitchen area is a breakfast area with a bay window and views over the beautifully maintained east-facing garden. Adjacent to the kitchen space is the dining area which has space for a large dining table and chairs, hardwood floor, and doors to the rear garden. There is also a separate utility room which has more storage options, space for laundry appliances, and access to the side and rear of the property.







The main living area is dual aspect and runs the depth of the property. It is carpeted and features a working fireplace and double doors to the garden. Also on the ground floor is a large double bedroom and separate shower room with WC, shower, basin, and heated towel rail. The ground floor further benefits from underfloor heating throughout.

The first floor features a large landing leading to three double bedrooms, two of which have en-suite shower rooms. The primary bedroom is a large double with a dressing area leading to a modern and stylish ensuite. The family bathroom is unusually spacious with a bath, separate shower, and vanity unit with additional storage. All bathrooms feature heated towel rails and tiled floors.

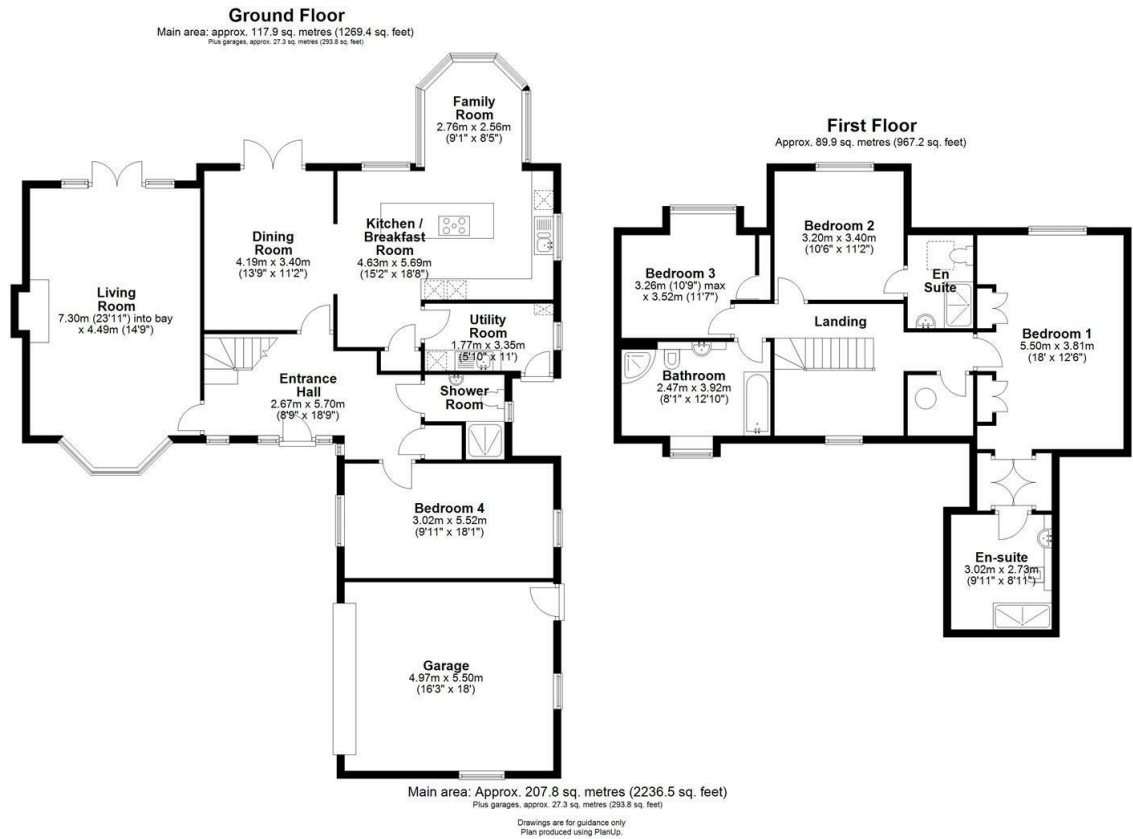
The rear garden is enclosed and laid mostly to lawn with a mature shrub border. There is a large patio area and a thoughtfully landscaped growing patch with fruit trees.

Girton is perfect for those seeking good access to Cambridge in a village setting. It has a thriving community and excellent sports facilities and recreation grounds, there are 2 pubs/restaurants and a local shop. The property is conveniently located just off Huntingdon Road, along the cycle path to Eddington, where there is a supermarket and a highly regarded school. SAT NAV: CB3 0LJ what3words:///sends.sung.giant





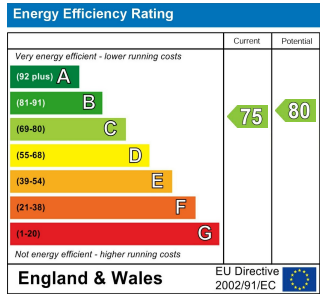
Floor Plan



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: F

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