



25 Chesterton Hall Crescent
Cambridge, CB4 1AW

Guide price £1,250,000

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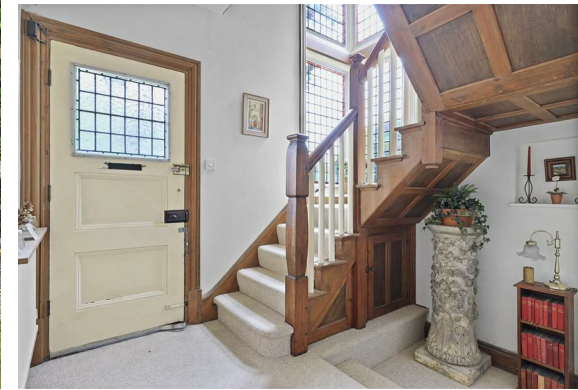
- Four bedroom detached house
- Garage and gardens
- Chesterton catchment
- No chain

A detached, Edwardian family house of about 1600 sq. ft, with a large garden and double garage, located just 3 minutes by bike from the river and within the catchment of Chesterton Community College.

This attractive and unusual four-bedroom "Arts and Crafts" house is both stylish and interesting. It boasts lots of potential and scope to enlarge or adapt to suit a purchaser's specific needs, and all within a first-class residential location.

The accommodation is well laid out and has a wonderful reception hall with large stained glass windows, the living room has a large bay window and striking exposed beams, wall panelling and an open fireplace. The dining room is a good size and also has a fireplace with tiled slips. Double doors lead to the garden room, which has access to the garden.

The kitchen/breakfast room is well-appointed with fitted cabinets and worktops, and a pantry. Double doors lead to the rear terrace and a sunroom. Off





the hall is a recently refitted shower room and WC.

There are four bedrooms upstairs, and the main room has a large bay window. Bedroom two has a feature fireplace and overlooks the rear garden. The family bathroom has a shower over the bath and there's a separate WC.

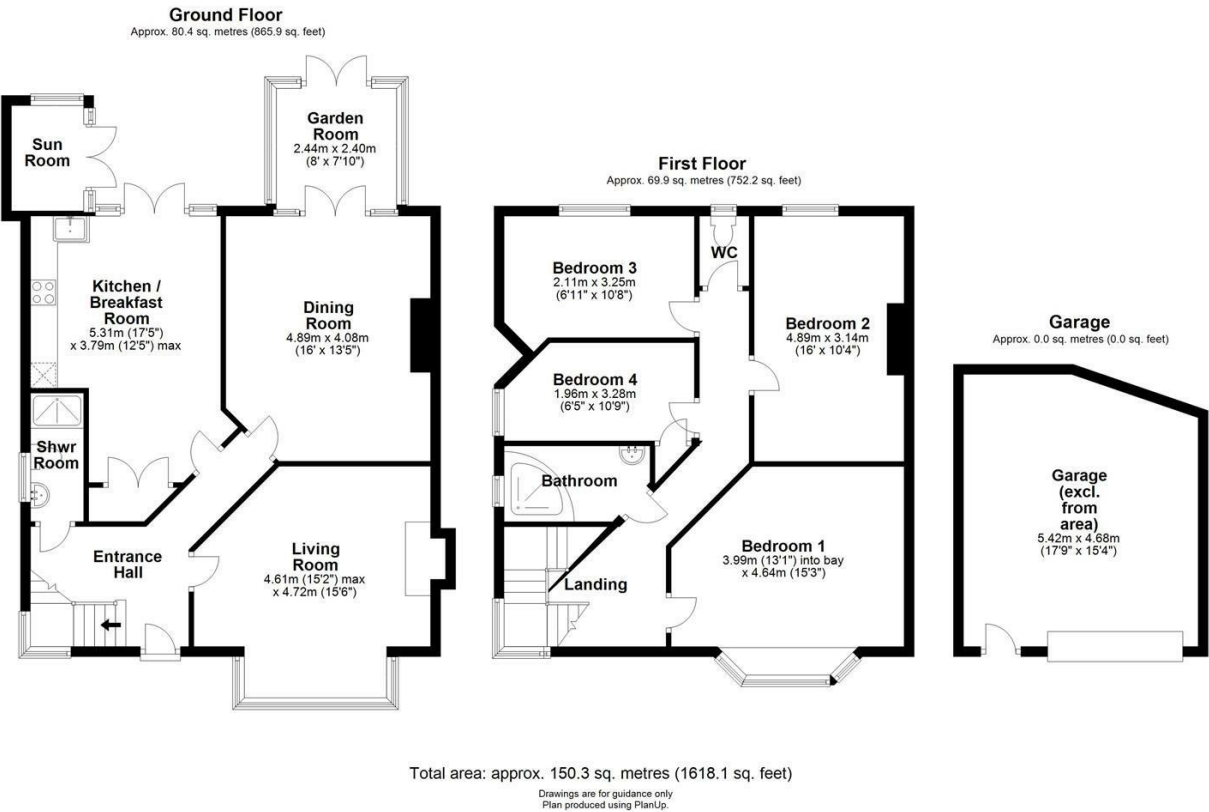
The house has gas central heating.

Outside, at the front, there is a low-maintenance garden and low walling. A narrow driveway, shared with the neighbour, leads to the South-West rear garden, which is mature and private. There are numerous mature shrubs, plants and trees as well as lawned areas. There is a pond and, paved terrace adjoining the rear of the house. At the end of the driveway and garden is a large, detached garage, ideal for storage or a car, but perfect for conversion to a studio or annexe (subject to consent).

What3words: ///window.below.studio



Floor Plan



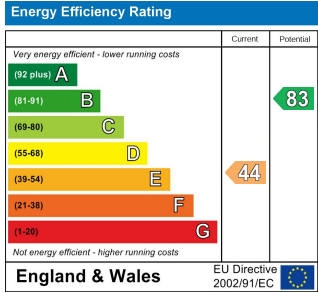
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: F

Area Map



Energy Efficiency Graph



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