



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

Guide price £875,000



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- Detached house with no chain
- Lovely gardens
- Double garage

An imposing, detached, 4-bedroom family home in one of the best locations within the village, close to Huntingdon Road and Eddington.

This detached family home is perfect for those seeking a village setting but on the very edge of the City, with all the benefits this location brings. The house does require some updating, but it has been well-maintained, had new carpets recently fitted and has a lovely garden.

There is a welcoming entrance hall with cloak cupboards and a WC. The living room is a good size and has a dual aspect, including a door to the garden. The dining room also overlooks the garden. The kitchen has a range of units, the central heating boiler and a door to the outside. A good-sized study at the front of the house completes the well-planned and spacious ground floor.

The upstairs is equally well laid





out with four double bedrooms, three with fitted storage and the main room with a recently refitted en-suite wetroom and WC. The family bathroom is modern, with full wall and floor tiling, a separate shower and a WC.

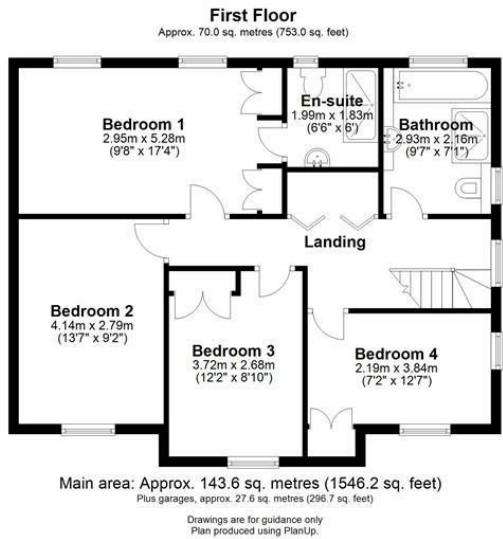
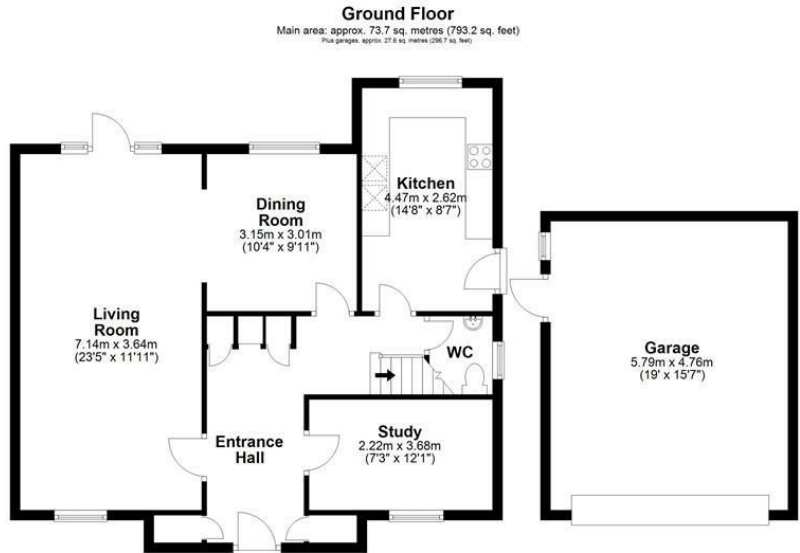
The house has lovely deep windows which are double glazed, gas central heating with a modern boiler and a burglar alarm.

The plot is fantastic, and at the end of a sought-after road. There is plenty of parking and a detached double garage with an electric door. Secure side access leads to a good-sized, mature rear garden which offers good privacy and faces south-east.

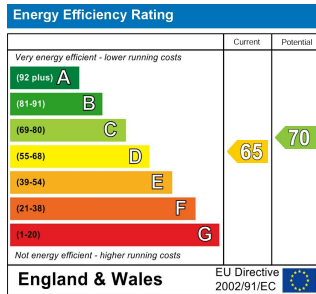
What3words: ///fell.seated.bought

Agents note: We are advised there is a small brook that is piped beneath the garage.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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.

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