



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

**Guide price £875,000**





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

- 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.

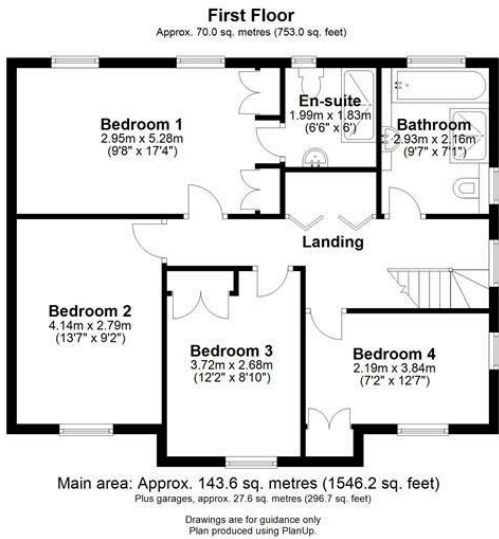
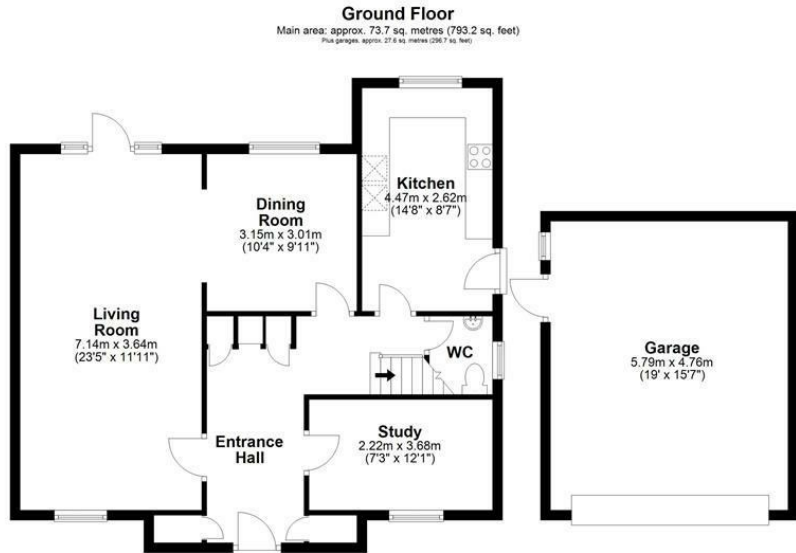
The house has lovely deep windows which are double glazed, gas central heating with a modern boiler and a burglar alarm.

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.

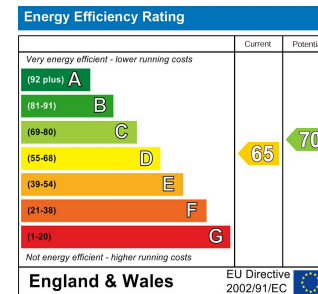
What3words: ///fell.seated.bought

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

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