

GRAY TOYNBEE

3 St. Thomas's Road

Cambridge, CB1 3TF

Guide price £595,000

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- Plenty of driveway parking
- Generous rear garden
- Close to Cherry Hinton Hall Park
- Combi-boiler installed 2020
- Non-standard construction
- Shared pedestrian passageway with neighbours

An extended home of 1393 sqft / 129 sqm with driveway parking and a generous rear garden, enjoying a quiet, near central city location in the heart of CB1, just off Birdwood Road.

This 1940s mid-terraced house is double glazed and gas central heated throughout. The house has served as a family home for many years, though offers versatility to suit individual purchaser's needs. Just off from the entrance hall is a bay-fronted living room and a modern kitchen / breakfast room which has various integrated appliances and is complemented by attractive tiling. The reception room to the rear of the property has served as a bedroom and has a door to the rear garden, as well as access to a ground floor shower room. Completing the ground floor accommodation is a useful conservatory, currently used as a storage area.

On the first floor are four bedrooms, a separate bathroom and W.C, which could easily be knocked into one.

Outside the property is set back behind a block paved driveway with parking for several vehicles. The rear garden offers a superb degree of privacy. There is a timber shed and hardstanding at the foot of the plot, the whole is enclosed by fencing.















St Thomas's Road is conveniently situated just off Birdwood Road in one of Cambridge's most popular residential areas. Cambridge railway station is just over a mile from the house, with ARM Ltd and Addenbrookes Hospital just a 10-minute cycle ride away.

There are a wide range of services and shopping outlets in the close proximity including a grocery store, petrol station, chemist, newsagents and Balzano's deli. The property is a minutes' walk from the highly regarded Cherry Hinton Hall Park which offers extensive parkland and play areas.

Schooling includes St Bede’s Inter-Church School, Coleridge Community College & Netherhall incorporating the Oaks sixth form. Hills Road & Long Road Sixth forms are 1.2/1.6 miles away.



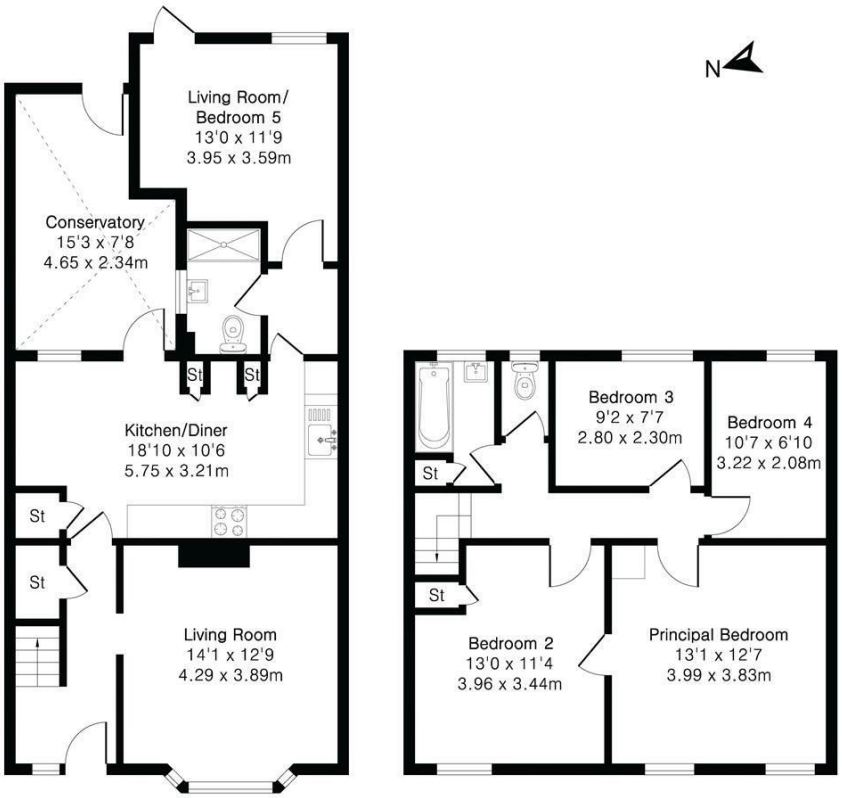


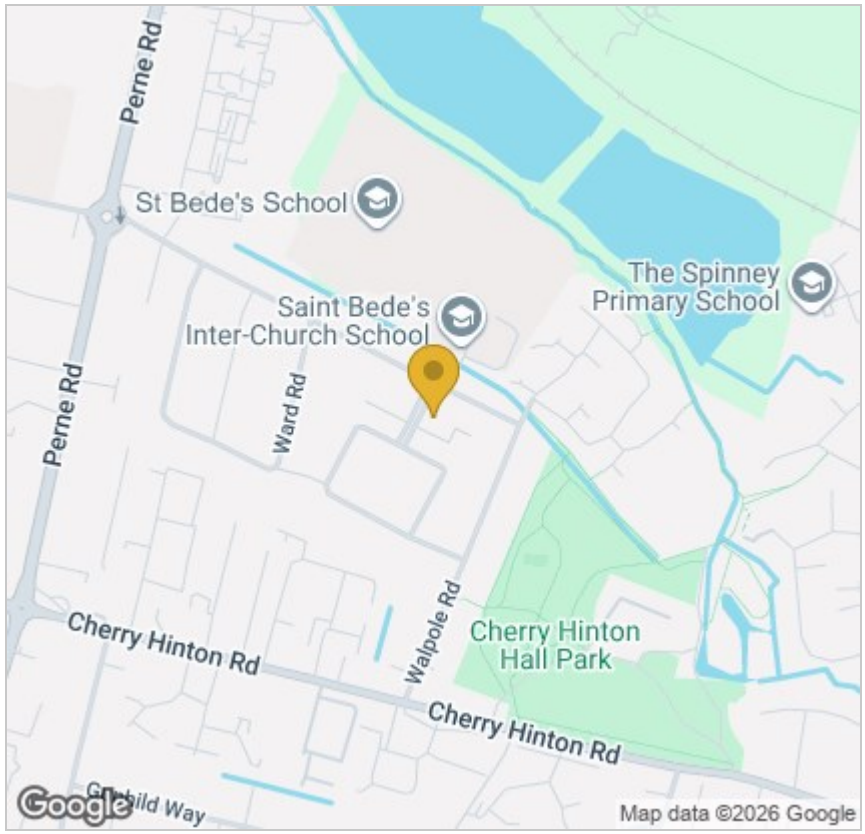
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Approximate Gross Internal Area 1393 sq ft - 129 sq m

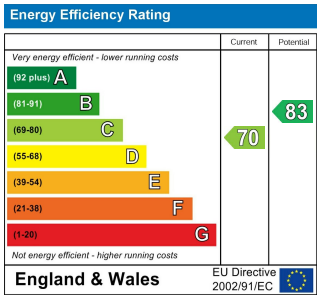
Ground Floor Area 807 sq ft – 75 sq m

First Floor Area 586 sq ft – 54 sq m





Energy Efficiency Graph



Tenure: Freehold

Council tax band: C

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com