



24 French's Road, Cambridge, CB4 3LA

Guide Price £550,000 Freehold

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A CHARMING AND CHARACTERFUL VICTORIAN MID-TERRACE HOUSE ON FRENCH'S ROAD, OFFERING WELL-PRESENTED AND SURPRISINGLY VERSATILE ACCOMMODATION, TOGETHER WITH A DELIGHTFUL ESTABLISHED GARDEN AND AN EXCELLENT DETACHED GARDEN STUDIO.

- Victorian mid terrace home
- 881.2 sqft / 81.9 sqm
- Bright open-plan living/dining room
- Private parking space
- Period features with contemporary living
- Detached garden studio with shower room
- 3 bedrooms, bathroom
- Modern kitchen open to living space
- Plot size - approx 0.04 acres
- Gas-fired heating to radiators & electric underfloor to bathroom

The house has been thoughtfully improved whilst retaining much of the character associated with a property of this period. Presented in good order throughout, it has an attractive traditional façade and benefits from double-glazed sash windows, installed in 2017 and a new boiler installed in 2025.

The ground floor is centred around an impressive open-plan living and dining room, extending to approximately 8.93 metres at its maximum. This is a particularly appealing space, with timber flooring, a wood-burning stove and excellent natural light. The open staircase and long sight lines through the house, give the accommodation a notably light and contemporary feel whilst retaining a sense of Victorian character.

To the rear is a well-appointed kitchen, fitted with a range of white cabinetry and contrasting work surfaces. Roof glazing and windows provide plentiful natural light, while a door gives access to the garden. Beyond the kitchen is the family bathroom, attractively finished with white metro tiling and comprising a bath with a shower over, WC and a wash basin. The bathroom also benefits from electric underfloor heating.

The hand made oak staircase leads up to the first floor where are three bedrooms. The principal bedroom is a comfortable double room with timber flooring. The two further bedrooms provide useful flexibility for children, guests or home working. The loft space accessed from this floor is fully boarded and insulated.

A particular feature of the property is the garden. Mature planting, established shrubs and trees create an unusually leafy and secluded setting, with a paved pathway leading through the garden to the detached studio.

Built in 2018, the garden studio provides approximately 18.3 sqm (197 sqft) of additional accommodation. Designed with a vaulted ceiling, exposed timber beams and extensive glazing overlooking the garden, it is a highly adaptable space currently suited to use as a home office, music room or studio. Importantly, it has its own en suite shower room, making it equally well suited to occasional guest or further bedroom accommodation.

Directly behind the garden studio is a private parking space, which is accessed via a quiet track to the rear of the property. The track also provides additional off-road parking on a first come served basis.

Location

French's Road is a no-through road forming part of an established residential area located off Victoria Road and about 1 mile north of the city centre. There are local neighbourhood shops on Victoria Road and larger stores on Histon Road. St Luks Primary School is also close by. The city centre, Alexander Gardens, Jesus Green, Midsummer Common and the river are all within easy walking or cycling distance.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

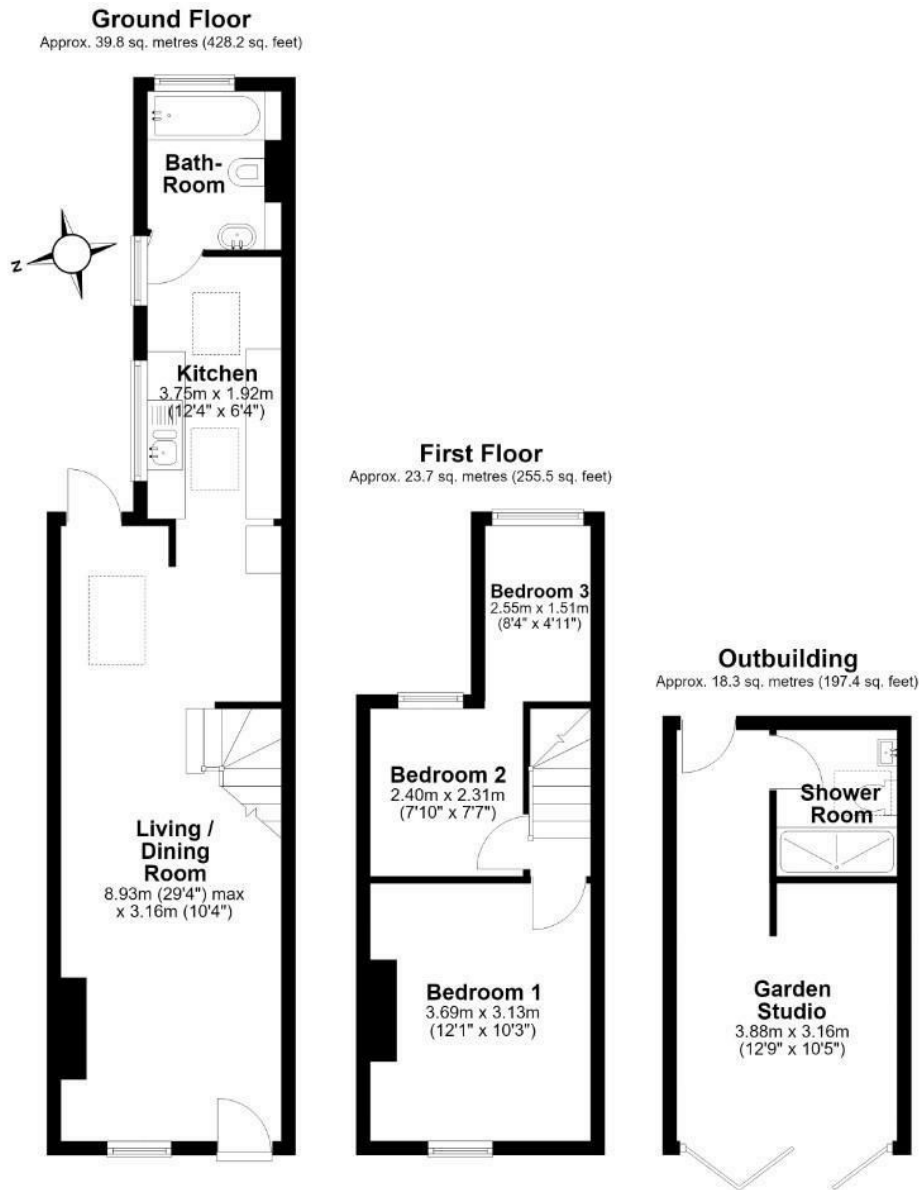
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Total area: approx. 81.9 sq. metres (881.2 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

