



Victoria Park, Cambridge, CB4 3EL

CHEFFINS

Victoria Park

Cambridge,
CB4 3EL

3 2 1

Guide Price £799,950

- Exceptionally Well Presented Victorian Semi Detached Home
- Significantly Improved And Beautifully Refurbished Throughout
- Versatile Accommodation Cleverly Designed To Maximise Space
- Highly Sought After Victoria Park Location
- Bay Fronted Sitting Room With Character Features
- Contemporary Kitchen And Stylish Bathroom
- Private And Low Maintenance Rear Garden
- Excellent Access To Mitcham's Corner, Cambridge City Centre And Major Commuter Links
- Off Street Parking To The Front
- Chain Free

An exceptionally well presented and significantly improved bay fronted Victorian semi detached home, occupying a prime position within the highly sought after Victoria Park district of Cambridge. Offering versatile and thoughtfully arranged accommodation, the property has been expertly remodelled to maximise both space and functionality. Further benefits include a private, low maintenance rear garden, off street parking to the front, and excellent access to Mitcham's Corner, Cambridge city centre and the city's principal commuter links. Offered for sale with no onward chain.





LOCATION

Victoria Park is one of Cambridge's most desirable residential districts, renowned for its attractive Victorian streetscapes, strong sense of community and convenient proximity to the city centre. The property is ideally positioned within easy walking distance of Mitcham's Corner, which offers an excellent range of independent shops, cafés, restaurants and everyday amenities. Cambridge city centre, the River Cam and Midsummer Common are all within comfortable walking or cycling distance, while Cambridge North and Cambridge railway stations, together with the A14 and M11, provide excellent commuter connections. The area is also particularly well regarded for its selection of highly rated state and independent schools, making it a consistently popular location for a broad range of buyers.

ENTRANCE HALL

Panel glazed entrance door with lead lined stained glass inserts and matching decorative panelling with picture lights above and corresponding lead lined stained glass detail. Decorative tiled flooring, staircase rising to the first floor accommodation with detailed corbels, radiator, moulded corning, understairs storage cupboards and drawers, and panel doors leading to the respective rooms.

SITTING ROOM

A beautifully proportioned reception room enjoying a bay window comprising sash windows with fitted shutters overlooking the front aspect. Moulded corning, picture rails, radiator, and an attractive open fireplace with tiled surround, stone hearth and mantel.

DINING ROOM / BEDROOM THREE

Picture rails, radiator, attractive open fireplace with tiled surround and painted wooden mantel, together with panel glazed double doors beneath a picture light opening onto the side return, creating excellent flexibility as either a formal dining room or additional bedroom if required.

KITCHEN

Fitted with an attractive collection of base mounted storage cupboards and drawers incorporating soft closing mechanisms beneath timber work surfaces with inset butler style sink fitted with hot and cold mixer tap. Integrated NEFF four ring induction hob with splashback and extractor canopy above and integrated NEFF oven beneath. Further fitted storage cupboards, space for a fridge freezer, breakfast bar positioned opposite the main kitchen units with fitted splashback and power points. Stone tiled flooring, LED downlighters, radiator, sash window to the side aspect and panel door leading through to:

UTILITY ROOM

Fitted with a range of base and wall mounted storage cupboards beneath timber work surfaces with space and plumbing for a washing machine, tumble dryer and dishwasher. Wall mounted Ideal gas fired combination boiler providing domestic hot water and heating for the property. Continuation of the tiled flooring from the kitchen, part vaulted ceiling, window overlooking the side aspect, panel door leading to the garden and further panel door leading to:

SHOWER ROOM

Comprising a three piece suite including a generous walk in shower enclosure with wall mounted shower head and glazed shower screen, concealed dual flush low level WC and hand wash basin with hot and cold mixer tap, tiled splashback and storage cupboard beneath. Wall mounted mirror with integrated light and shaving point, radiator, extractor fan, tiled flooring and windows to both the side and rear aspects.

FIRST FLOOR LANDING

Approached via a split level staircase with loft access via a drop down ladder, built in storage cupboard with fitted shelving and panel doors leading to the respective rooms.

FAMILY BATHROOM

Beautifully appointed with a four piece suite comprising a freestanding bath with hot and cold mixer tap and handheld shower attachment, generous walk in shower enclosure with dual wall mounted shower heads and glazed shower screen with wood effect tiled surround, concealed dual flush low level WC and hand wash basin with hot and cold mixer tap, wood effect tiled splashback and storage cupboards beneath. Feature cast iron fireplace with painted mantel, full height radiator, wood effect tiled flooring, extractor fan, illuminated wall mounted mirror and sash window with fitted shutters overlooking the side aspect.

BEDROOM ONE

A superb principal bedroom enjoying sash windows with fitted shutters overlooking the front aspect. Feature cast iron fireplace with tiled surround and painted wooden mantel together with radiator.

BEDROOM TWO

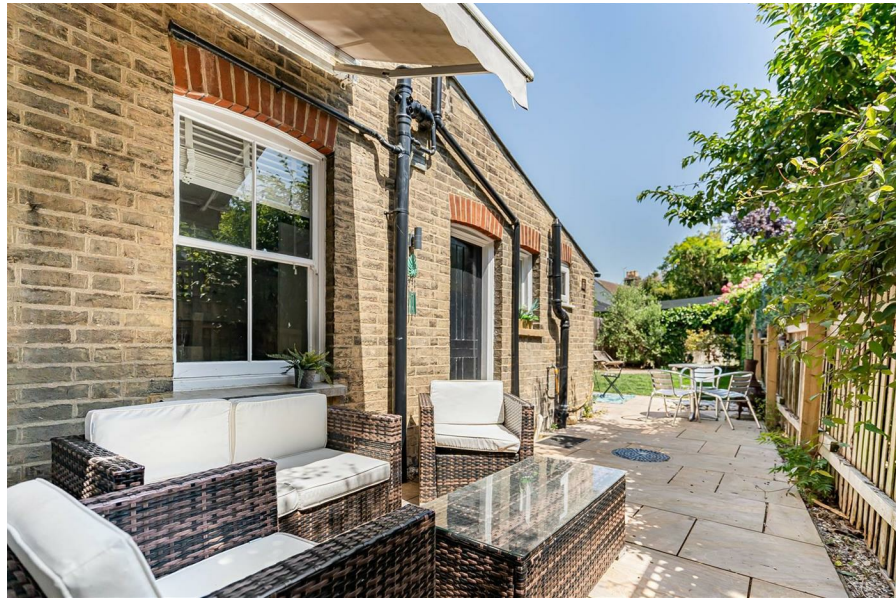
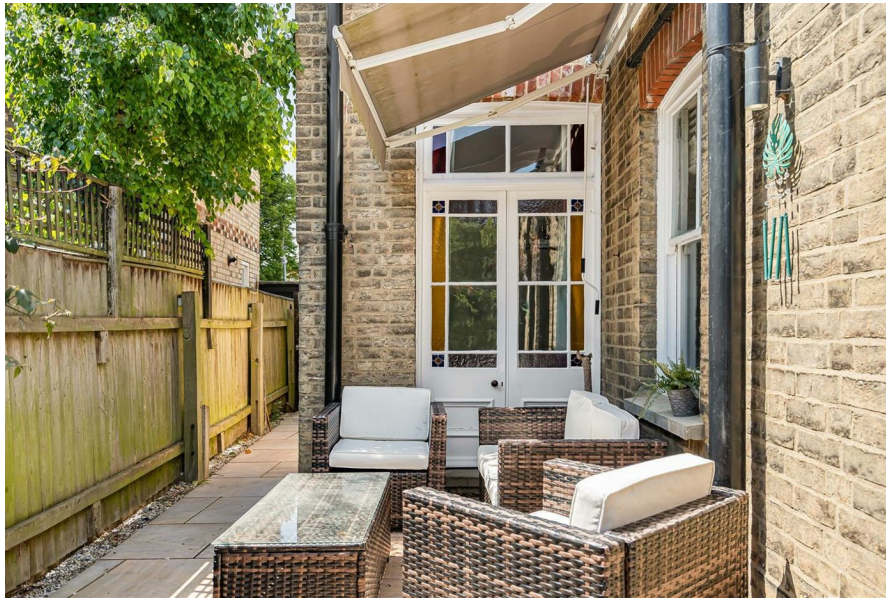
Feature cast iron fireplace with painted wooden mantel, radiator and sash window with fitted shutters overlooking the rear aspect.

OUTSIDE

To the front, the property is approached via a dropped kerb from Victoria Park leading onto a block paved driveway providing off street parking for two vehicles. The frontage is attractively landscaped with mature shrubs, lavender and hedging, enclosed by timber fencing to one side, together with a tiled pathway leading to the front entrance door.

The rear garden is an exceptional feature of the property, offering a wonderful degree of privacy. Immediately adjoining the rear of the house is a generous Indian sandstone terrace extending across the rear elevation and continuing around the side return, accessed directly from both the dining room and utility room. A retractable canopy provides excellent shelter, creating an ideal space for outdoor dining and entertaining.

To the rear of the garden is a covered bike and bin storage area before the garden opens onto a generous lawn enclosed by timber fencing. A further patio terrace positioned at the far end of the garden enjoys an attractive olive tree, providing a peaceful seating area. The side return continues to a secure side access gate leading to the front of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	78
EU Directive 2002/91/EC		

Guide Price £799,950

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

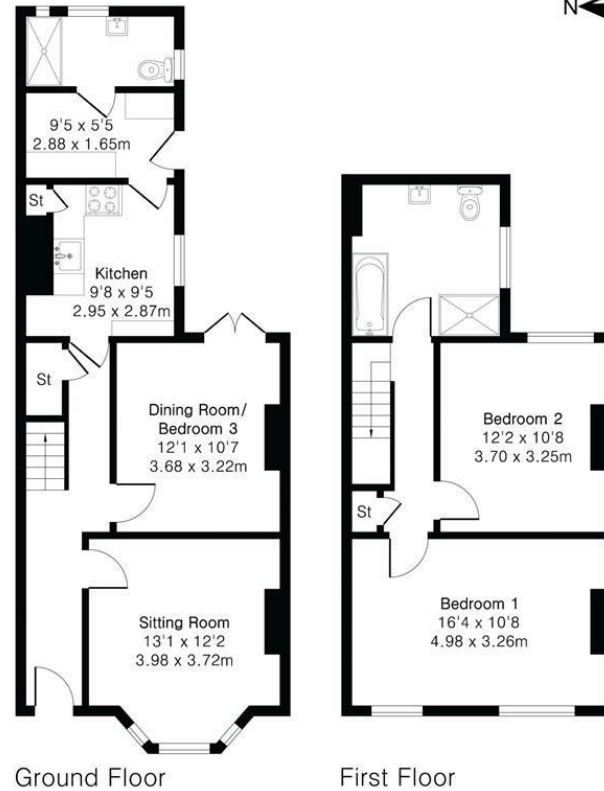


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Approximate Gross Internal Area 1058 sq ft - 99 sq m

Ground Floor Area 587 sq ft - 55 sq m

First Floor Area 471 sq ft - 44 sq m



Ground Floor

First Floor

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



CHEFFINS