



Marlowe Road, Cambridge, CB3 9JW

CHEFFINS

Marlowe Road

Cambridge,
CB3 9JW

An immaculately presented and extended bay fronted Edwardian residence with its own self-contained studio annexe, located in the highly sought after Newnham village district of Cambridge. Lovely riverside walks from the door over Grantchester Meadows, through Paradise Park and over Lammas Land.

4 2 2

Guide Price £1,250,000





LOCATION

Marlowe Road enjoys a highly regarded West Cambridge location, ideally placed for access to the city centre, many of Cambridge's renowned schools and the University departments. Residents benefit from nearby shopping and everyday amenities in Newnham. Convenient access to M11, Cambridge railway station 1.7 miles, Cambridge city centre 1 mile.

TIMBER PANELLED ENTRANCE DOOR

with leaded and coloured glass panes, leaded and coloured glass picture light above, leading into:

ENTRANCE HALL

with moulded cornicing, decorative moulded archway, staircase rising to the upper floors, natural wood flooring with recessed matwell and radiator.

SITTING ROOM

Victorian cast iron fireplace with tiled slips and hearth, wooden mantel and surround, fitted storage cupboards and shelving to chimney breast recesses, moulded ceiling rose, picture rail, natural wood flooring, radiator, sash bay windows (restored and double glazed in 2023) to the front.

CLOAKROOM

fitted with white suite comprising high level dual flush w.c., wash hand basin with storage cupboard below, tiled floor, radiator, ceiling with inset downlighters and extractor fan and bookshelving, coats cupboard with hanging rail and shelving.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

full width room with refitted kitchen, granite working surfaces with matching upstands and undermount double bowl sink unit with mixer tap, extensive range of handleless storage cupboards and drawers, range of fitted Neff appliances including a pair of electric fan ovens, induction hob with extractor hood above, tiling to splashbacks, fitted microwave, fitted and concealed fridge/freezer, fitted and concealed dishwasher, larder cupboard, ceiling with a range of inset downlighters and coving. Oak flooring with underfloor heating, double glazed Velux rooflights and double glazed bi-fold doors to the rear leading out to the garden.

ON THE FIRST FLOOR

LANDING

staircase rising to the second floor, painted timber handrail, newel post and spindles, exposed floorboards.

BEDROOM 1

range of fitted wardrobes, hanging rail and shelving, exposed and sealed floorboards, radiator, sash bay window (restored and double glazed in 2023) to the front.

BEDROOM 2

coved ceiling, radiator, exposed and sealed floorboards, sash window (restored and double glazed in 2023) to the rear.

FAMILY BATHROOM

fitted with white three piece suite comprising walk in shower, pedestal wash hand basin and low level dual flush w.c., waterproof bathroom wall panels, ceiling with inset downlighters, extractor fan, radiator, frosted double glazed sash window to the side.

BEDROOM 3

ceiling with inset downlighters, coving, exposed and sealed floorboards, radiator, double glazed sash window to the rear.

ON THE SECOND FLOOR

LANDING

BEDROOM 4

extensive and floored under eaves storage, ceiling with inset downlighters, range of fitted wardrobe cupboards with shelving and hanging rail, oak flooring, double glazed sash window to the rear.

BATHROOM

fitted with white 4 piece suite comprising walk-in shower with drencher shower head and hand held rose, panelled bath, high level dual flush w.c., pedestal wash hand basin, part timber

panelling, ceiling with inset downlighters and extractor fan, access to storage loft with Worcester gas fired boiler providing domestic hot water and central heating system, double glazed sash window to the rear.

OUTSIDE

Front garden principally paved with fencing and gated access and tiled pathway to front door.

Rear garden with gated pedestrian access to the rear, sandstone patio area with pergola above. The remainder of the garden is principally laid to lawn with flowering and shrub beds, sandstone paved pathway leading through a jasmine arch to DETACHED STUDIO with weatherboarded elevations underneath a pitched tiled roof comprising: STUDIO with oak flooring, underfloor heating, storage mezzanine, full height vaulted ceiling with inset downlighters, double glazed Velux roof lights, double glazed windows to the front and a pair of double glazed doors to the front.

UTILITY ROOM

working surfaces with inset wash hand basin with mixer tap, plumbing and space for automatic washing machine and space for tumble dryer, tiled floor, ceiling with inset downlighters and extractor fan.

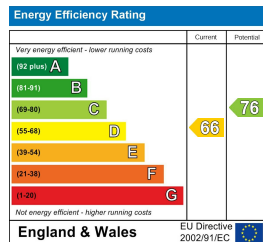
TOILET

with low level dual flush w.c., wash hand basin with storage cupboard below, part timber panelling, tiled floor, ceiling with inset downlighters and extractor fan.

AGENTS NOTE

A residents parking scheme has been introduced in Marlowe Road.





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Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1438 sq ft - 134 sq m
(Excluding Outbuilding)

Ground Floor Area 645 sq ft - 60 sq m

First Floor Area 479 sq ft - 45 sq m

Second Floor Area 314 sq ft - 29 sq m

Outbuilding Area 189 sq ft - 18 sq m



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.

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>.

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



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