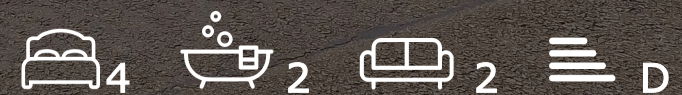




55 Hertford Street
Cambridge, CB4 3AF

Guide price £800,000



55 Hertford Street

Cambridge, CB4 3AF

- Bay fronted Victorian house
- Walled garden
- 300m to the river
- En-suite shower room
- No chain
- Space to create off-road parking (subject to consent)

A 4-bedroom, bay-fronted, Victorian terrace in a sought-after location just moments from the river, with good quality, well-presented accommodation and a lovely southwest-facing walled garden.

This attractive 1300 sq ft house includes an en-suite shower room and a loft conversion. The house has been carefully maintained and provides well-proportioned

There is a front sitting room with a bay window, a beautiful cast iron fireplace, and wood effect flooring that leads through to the dining room, which overlooks the garden, and has a chimney breast with fitted cupboards and shelving on either side. The kitchen/breakfast room has doors providing views and access to the garden. It has been fitted with a good range of units and includes integrated appliances. A hallway with understairs storage, and a cloakroom with a WC,





complete the ground floor.

Upstairs, on the first floor, there are three bedrooms, two are good-sized doubles, one has fitted wardrobes and an en-suite shower room and WC. The third bedroom is a single. The family bathroom has a shower over the bath, wall and floor tiling and a cupboard housing the central heating boiler.

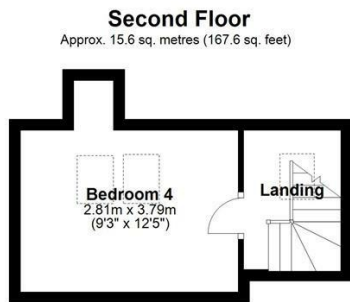
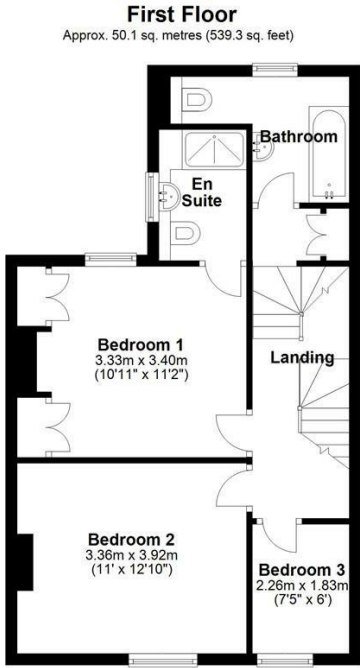
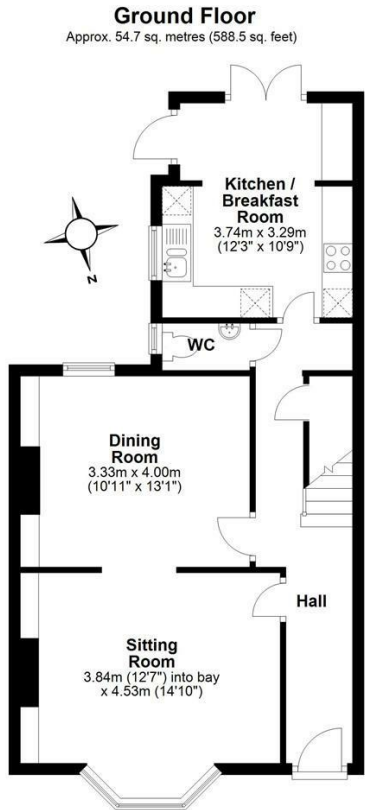
On the second floor, there is a landing with a Velux window and a door to the fourth bedroom, which has two Velux windows and eaves storage cupboards.

The house has gas central heating and some double glazing.

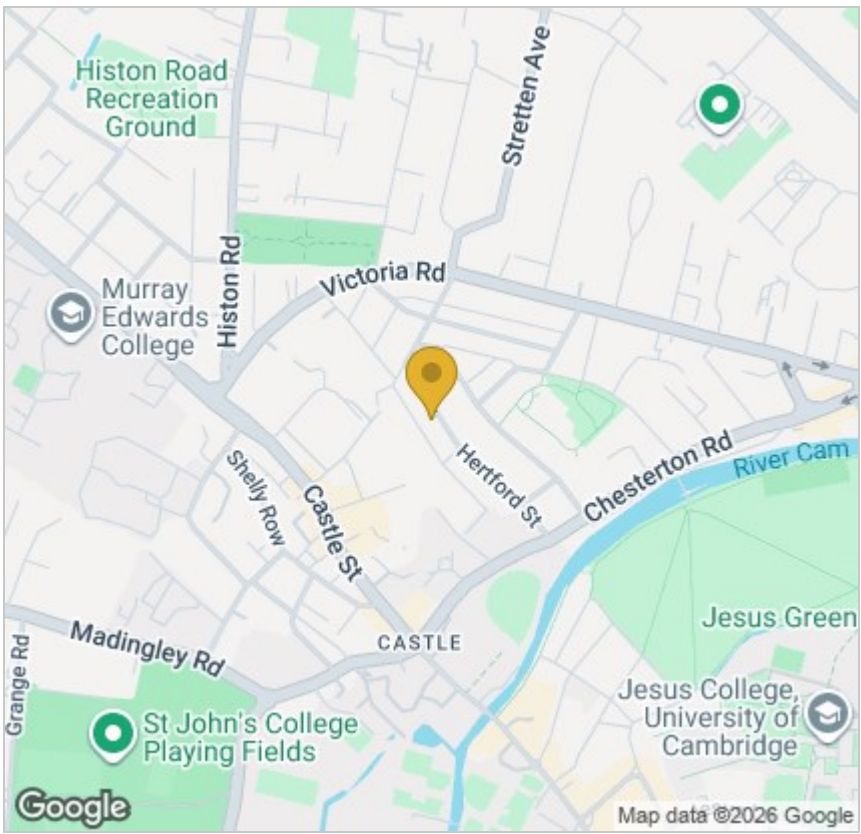
At the front of the house is a small garden, and pedestrian gated access leads to the rear garden, which is enclosed by walling. There is a lawned area, a slate terrace, flower and shrub beds, and a timber shed. The garden backs onto Magrath Avenue, and numerous neighbouring homes have parking/garaging accessed from the road. It may be possible to create parking, but this would require consent.

What3words: ///upper.rich.scans

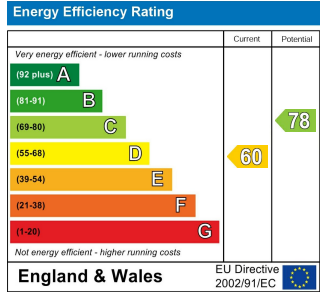




Total area: approx. 120.4 sq. metres (1295.5 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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