



Greystoke Road, Cambridge, CB1 8DS

CHEFFINS

Greystoke Road

Cambridge,
CB1 8DS

- Detached Family Home
- Three/Four Bedrooms
- Open Plan Dining/Sitting Room
- Formal Dining Room With Access To Garden
- Office
- Double Garage
- Private Rear Garden
- Chain Free

A highly unique detached family home offering flexible and well-proportioned accommodation, requiring sympathetic improvement and updating throughout. The property enjoys a high degree of privacy, complemented by a wraparound garden, backing onto playing fields and with a double garage, occupying a most desirable position set well back from Greystoke Road via a shared driveway, all within this highly sought-after residential area on the favoured southern side of the city. Offered with no onward chain.

3 2 2

Guide Price £650,000





LOCATION

Greystoke Road is situated within one of Cambridge's most sought-after residential areas on the favoured southern side of the city, ideally positioned for access to a wealth of local amenities. Nearby facilities include an array of shops, cafés and everyday conveniences within Cherry Hinton and nearby Trumpington, whilst further comprehensive shopping and cultural amenities are available in Cambridge city centre. The property is particularly well placed for access to the Cambridge Biomedical Campus, Addenbrooke's Hospital and the forthcoming Cambridge South railway station, making it an attractive location for both commuters and medical/science professionals. There are a number of well-regarded schooling options in both the state and independent sectors nearby, together with excellent access to major commuter links including the M11, A11 and A14. The area is also well served by cycle paths, green spaces and regular bus routes into the city centre.

STORM PORCH

provides covered access to the panel-glazed entrance door with adjoining privacy-glazed side panels, opening into:

ENTRANCE HALLWAY

with stairs rising to the first-floor accommodation, coved ceilings, a built-in storage cupboard fitted with hanging rails and shelving, and doors leading to the respective rooms.

CLOAKROOM

Comprising a two-piece suite with low-level WC with dual flush, hand wash basin with cold tap and tiled splashback, radiator, coved ceiling, and double-glazed privacy window to the side aspect.

STUDY

With coved ceilings, fitted bookshelves, understairs storage cupboard, radiator, and double-glazed window to the side aspect.

KITCHEN

Comprising a collection of both wall and base-mounted storage cupboards and drawers with wood-effect roll-top work surfaces incorporating a stainless steel sink with hot and cold mixer tap, drainage board to side and separate drinking water tap. Space for cooker with tiled splashback and extractor hood above, space for fridge/freezer, space and plumbing for dishwasher, radiator, vinyl tiled flooring, coved ceilings, double-glazed window to the front aspect, and doors leading through to both the dining room and sitting room.

DINING ROOM

With coved ceilings, radiator, double-glazed window, and sliding doors leading out onto the garden. Door leading through to:

UTILITY ROOM

Comprising a collection of both wall and base-mounted storage cupboards and drawers with roll-top work surfaces incorporating a stainless steel sink with hot and cold mixer tap and drainage board to side. Space for fridge/freezer, space and plumbing for washing machine and tumble dryer, radiator, loft access, extractor fan, wall-mounted Vaillant gas-fired boiler providing hot water and heating for the property, and panel-glazed door leading out onto the front driveway.

SITTING ROOM

A well-proportioned reception space with coved ceilings, double-panel radiator, gas fireplace with stone surround, wooden mantel, and stone hearth, wall-mounted lighting, and double-glazed sliding doors leading out onto the patio and rear garden.

FIRST FLOOR

Accessed via a split-level staircase with double-glazed windows to the side aspect, leading to the main landing with coved ceiling, loft access, radiator, double-glazed window to the side aspect, airing cupboard housing the hot water cylinder with fitted timber shelving and hanging rails, and doors leading to the respective rooms.

FAMILY BATHROOM

Comprising a three-piece suite with panel-enclosed bath with wall-mounted electric shower over, gold-effect bath taps, glazed shower screen, low-level WC with push flush, hand wash basin with separate hot and cold taps, tiled surround, heated towel rail, tiled-effect flooring, coved ceiling, and double-glazed privacy window to the side aspect.

PRINCIPAL BEDROOM SUITE

Originally two separate rooms and now thoughtfully combined to create a generous principal suite. The main bedroom area benefits from coved ceilings, radiator, double-glazed windows to the front aspect, and access to the en-suite. A large archway opens through to what was formerly bedroom four and now serves as a dedicated:

DRESSING ROOM

complete with vanity desk, wall-mounted mirror, coved ceiling, radiator, and double-glazed window to the side aspect.

EN-SUITE BATHROOM

Comprising a three-piece suite with corner bath with hot and cold mixer tap and wall-mounted shower attachment, low-level WC with push flush, hand wash basin with separate hot and cold taps, tiled surround, wall-mounted mirror, coved ceiling, radiator, and double-glazed privacy window to the front aspect.

BEDROOM TWO

With coved ceilings, radiator, and double-glazed window to the side aspect.

BEDROOM THREE

With coved ceilings, radiator, built-in wardrobe fitted with hanging rails and shelving, and double-glazed window overlooking the rear garden.

OUTSIDE

To the rear of the property is an extensive wraparound garden, thoughtfully arranged across multiple levels and distinct areas which hug the property and create a variety of spaces to relax and entertain. The principal section is predominantly laid to lawn and bordered by well-maintained mature

hedging, trees and shrubs, providing a high degree of privacy and seclusion.

Multiple paved patio terraces lead directly off the main reception rooms, creating a seamless transition between the internal and external spaces, with each patio bordered by raised, well-stocked flower beds. One patio extends onto a concrete pathway which provides access to the rear panel-glazed door of the garage, as well as an additional lawned section of garden – ideal as a drying area or for further outdoor furniture to enjoy the sun throughout the day. This section is similarly enclosed by mature hedging and a selection of established trees.

To the opposite side of the property, a continuation of the pathway leads to a timber storage shed and further paved steps rising to a tucked-away corner of the garden where there is a greenhouse, complemented by a mature vine, along with a gated side access leading round to the front of the property.

To the front, the property is approached off Greystoke Road via a dropped kerb leading onto a shared block-paved driveway, with the property positioned privately at the very rear. The driveway widens to provide ample off-road parking for multiple vehicles, alongside access to the double garage. The frontage is softened by well-stocked planted borders.

DOUBLE GARAGE

With power and lighting connected, windows to the rear aspect, and hard-standing concrete flooring.



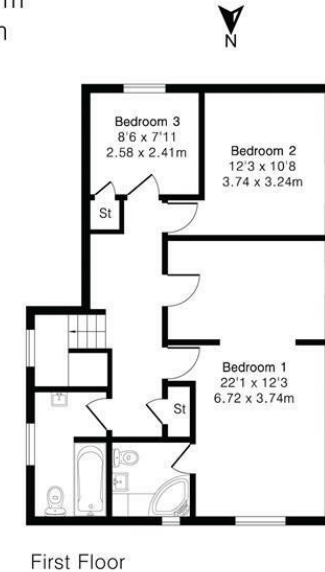
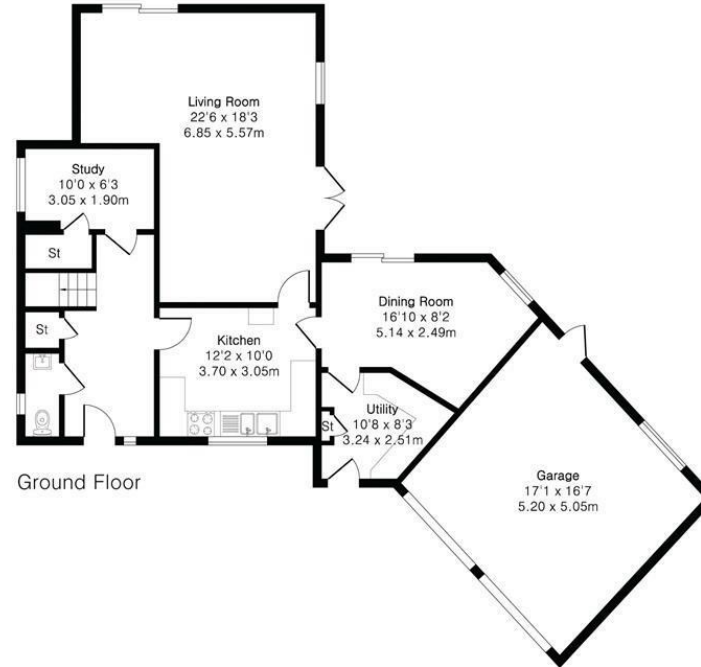


**Approximate Gross Internal Area 1578 sq ft - 146 sq m
(Excluding Garage)**

Ground Floor Area 909 sq ft – 84 sq m

First Floor Area 669 sq ft – 62 sq m

Garage Area 305 sq ft – 28 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) A	81
(71-81) B	
(59-70) C	
(45-58) D	
(39-44) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £650,000

Tenure – Freehold

Council Tax Band – F

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.



[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: 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.