



45 Beaumont Road
Cambridge, CB1 8PU

Guide price £950,000

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- 5 beds, 3.5 baths, 3 recep
- 687 sqm / 0.17 acre
- No onward chain
- Excellent local schooling

A substantial 1960's house of 2050 sqft/190 sqm, plus a garage, generous driveway & garden backing onto playing fields of The Netherhall School, available with no onward chain.

No.45 Beaumont Road represents an exciting opportunity to acquire a generous family home, occupying a superb plot & situated within striking distance of the historic City Centre & its wealth of attractions. The property has been extended over the years & offers versatility to suit individual purchaser's needs.

The accommodation briefly comprises 3 reception rooms including a dual aspect living room, finished with parquet flooring & a feature gas fireplace, contrasted by attractive tiled inserts. There is a shower room off from the main entrance hall, as well as a boot room adjacent to the integral garage, leading onto a useful utility room which has plenty of storage. The kitchen/breakfast room has a vaulted ceiling, a comprehensive range of units & various appliances included within the sale.

Upstairs the accommodation is arranged over 2 floors, the first housing 4 bedrooms & the main bathroom. Bedroom 2 includes an en suite & a large walk-in store.





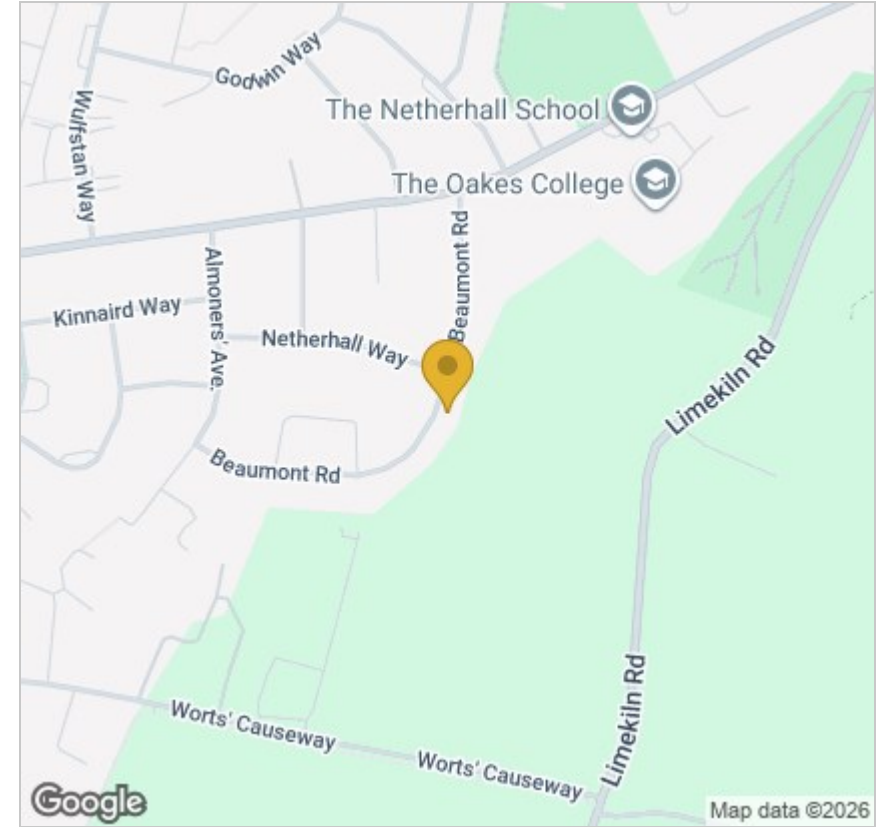
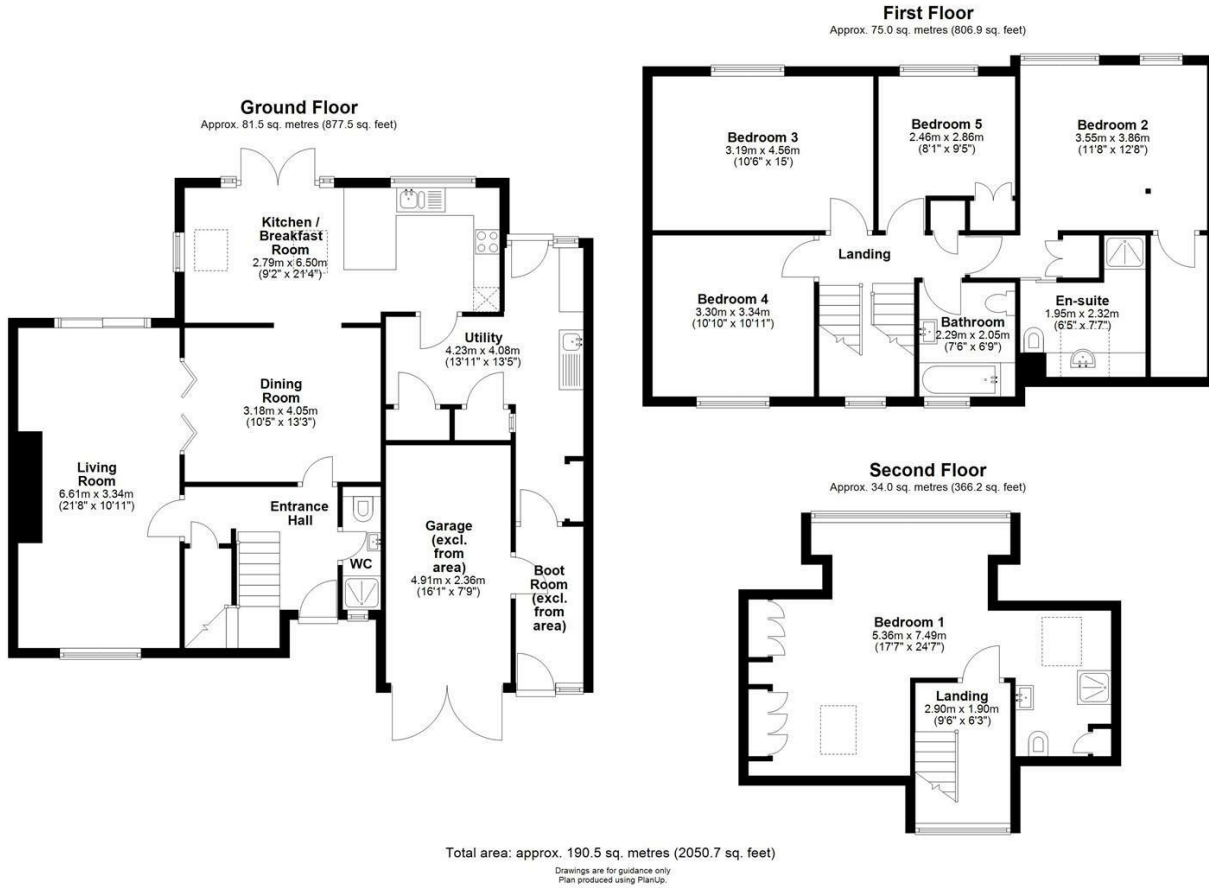
The master bedroom is on the second floor, also has an en suite & offers panoramic views over the garden & playing fields.

Outside there is ample off-street parking with access to the garage & gated side pedestrian access to the rear garden, with a terrace, lawns, beds & shrub borders, as well as a shed.

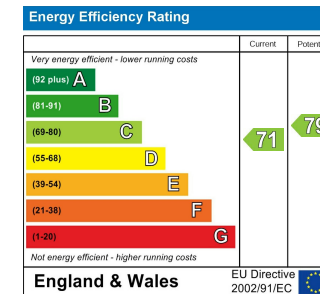
Beaumont Rd is located off Queen Edith's Way, close to Addenbrooke's, the railway station & just 2 miles from the City Centre.

Widely acknowledged as one of Cambridge's most popular residential areas south of the city, the area offers an excellent range of local facilities including day-to-day shops on Wulfstan Way, schooling at Queen Edith's Primary with secondary provision at The Netherhall, both of which are Ofsted rated as 'good'. Hills Road (1.3 miles) & Long Road (1 mile) Sixth Form Colleges are also within easy reach.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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