



**Radcliffe & Rust**  
Residential sales & lettings

**52 Maids Causeway, Cambridge CB5 8DD**  
**Guide Price £1,000,000**

Radcliffe & Rust Estate Agents are delighted to offer, for sale, this spacious detached family home on Maids Causeway, CB5. Maids Causeway is one of Cambridge's most central and desirable urban neighbourhoods. The location is within easy walking distance of the city centre and Market Square, offering quick access to a wide range of shopping, cafés, bars, restaurants and cultural venues. You're also close to green spaces like Midsummer Common and Jesus Green, ideal for outdoor leisure and riverside walks. Transport links are excellent. Frequent bus services stop nearby and other local stops, connecting you quickly to key destinations around Cambridge, and Cambridge railway station is a short journey away, providing regular services to London and beyond. For families, there's a strong selection of schools within easy reach — including St Matthew's Primary and Parkside Community College, both rated well, and several independent options close by. Local amenities enhance daily living with supermarkets like Waitrose (only a 3 min walk away) and Tesco, pharmacies, GP practices, and leisure facilities all close at hand. Overall, the area combines central convenience, excellent transport, nearby education choices, and vibrant local services, making it a highly sought after place to live in Cambridge.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this substantial and beautifully arranged three-bedroom Victorian residence on the highly sought-after Maids Causeway, CB5. Offering accommodation over three floors and extending to approximately 1,640 sq. ft., this impressive home combines period proportions with versatile living space, a private courtyard garden and covered car port with electric garage door accessed via Salmon Lane.

The property immediately makes a statement with its elegant cream-rendered façade, sash-style windows and attractive position elevated from Maids Causeway, giving it a wonderful sense of presence and privacy from the road.

Entering via the front door, you are welcomed into a bright entrance hall with soft neutral décor and fitted carpeting, creating a warm first impression. Positioned off the hallway is a well-appointed shower/utility room, finished in light tones and offering excellent practicality for busy households or visiting guests.

To the front of the property, the living room is a beautifully proportioned dual-aspect reception space, enhanced by tall windows that draw in excellent natural light from two sides. Warm cream walls and traditional detailing create an inviting room ideal for relaxing or entertaining, while the generous proportions allow for substantial seating and freestanding furniture.

To the rear, the impressive sitting room forms part of a double storey extension added in the 1980s, significantly increasing both the footprint and overall flexibility of the home. This wonderfully generous space is enhanced by dual rooflights which flood the room with natural light, while soft carpeting underfoot and a striking stone feature fireplace create a welcoming focal point. Built-in shelving and large glazed doors opening to the courtyard garden complete this superb family living area.

Leading off the sitting room is a useful rear lobby/boot room, providing additional storage and practical access out to the garden — an ideal transition space for coats, shoes and everyday family living.

Also located on the ground floor is a versatile study/nursery, complete with fitted storage and soft neutral finishes, making it ideal as a home office or children's room.

The lower ground floor is home to the kitchen and dining room. The kitchen is fitted with sleek white wall and base units, brushed chrome handles and pale work surfaces, complemented beautifully by a contemporary sky-blue glass splashback and large format neutral floor tiles. A particular highlight is the range of quality integrated appliances, including not one but two built-in fridge/freezers and not one but two integrated dishwashers — ideal for larger households or those who love to entertain. There is also an induction hob with extractor above, all by reputable manufacturers. The adjoining dining room offers ample space for a substantial dining

table, with recessed lighting creating an intimate yet sociable atmosphere.

On the first floor, the spacious principal bedroom — also enlarged as part of the 1980s double storey extension — is a particularly impressive room. Multiple windows allow natural light to pour in, while neutral carpeting and calming cream décor create a peaceful retreat with ample space for substantial bedroom furniture. The proportions of this room would lend themselves very well to the installation of an en-suite, subject to the necessary consents, offering exciting potential for future enhancement.

This floor also provides two further well-proportioned bedrooms along with a separate study/nursery, offering flexibility for family living, working from home or additional bedroom space if required. The family bathroom is well-appointed with bath, W.C. and wash basin, finished in light tones for a clean and timeless feel.

Externally, the rear courtyard garden is enclosed by brick walls and decorative trellis, creating a private and low-maintenance outdoor space. Brick paving, raised planting beds and a charming brick-built pond add texture and character, while steps lead to the covered car port — a rare and valuable feature for this central location.

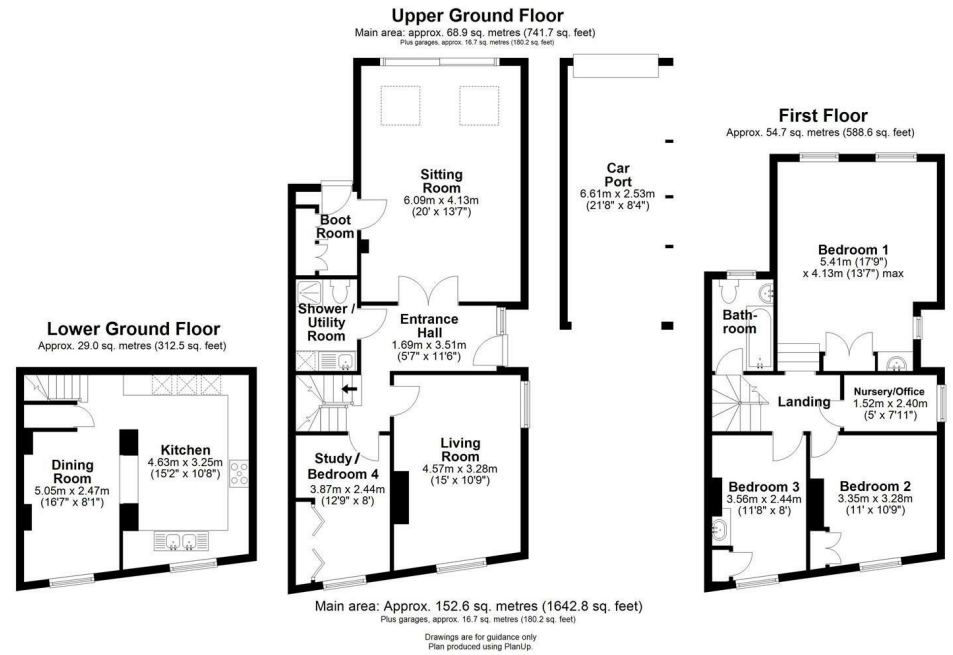
This is a substantial and characterful home in one of Cambridge's most desirable central settings, further enhanced by the later extension which has created two outstandingly generous principal rooms. Offering flexible accommodation, high-quality appliances, off-street parking and beautifully balanced living space, this property must be viewed to be fully appreciated.

Please call us on 01223 307898 to arrange your viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

#### Agent notes

Tenure: Freehold  
Council tax: Band G  
No onward chain





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

