
GRAY
TOYNBEE
7 Magrath Avenue
Cambridge, CB4 3AH
Guide price £925,000
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- Extended Victorian semi
- Wonderful location and gardens
- 4 double bedrooms
- Peaceful no through road

A bay-fronted four-bedroom period house with a stylish loft conversion, a 26 ft kitchen-dining room and just over 1,500 sq ft of accommodation, situated in a wonderfully quiet no through road just moments from the river.

Original fireplaces, skirting boards and decorative plasterwork give the house much of its character, while an architect-designed rear extension and the timber-framed glazing at the rear bring light into the kitchen and dining room and give the fourth bedroom a wide view over the garden.

The entrance hall has the original stained glass door. The sitting room has a broad sash bay window, white oak herringbone flooring, and an original fireplace with a green tiled surround as the main features. Large double doors connect the sitting room to the snug, so the two rooms can be opened up or used separately. The snug has double doors to the rear garden.

The kitchen and dining room extend nearly eight metres, with space for a large dining table and doors to the garden. A sloping section of glazed roof brings additional light into the dining area. The kitchen has underfloor heating and has plenty of















cabinets, worktops and built-in appliances. There is a separate utility room off the kitchen and a cloakroom off the hall.

On the first floor are three bedrooms and a family bathroom with underfloor heating, a freestanding bath, separate shower and fitted vanity storage. The largest bedroom on this floor spans the front of the house and has two sash windows. At the rear, the fourth bedroom has glazing that follows the slope of the extension roof. The principal bedroom occupies the second floor and has double doors opening to a Juliet balcony overlooking the garden. A dressing room has been incorporated into the space, and there is a lovely en-suite shower room.

The house has bespoke timber double glazing and gas central heating.

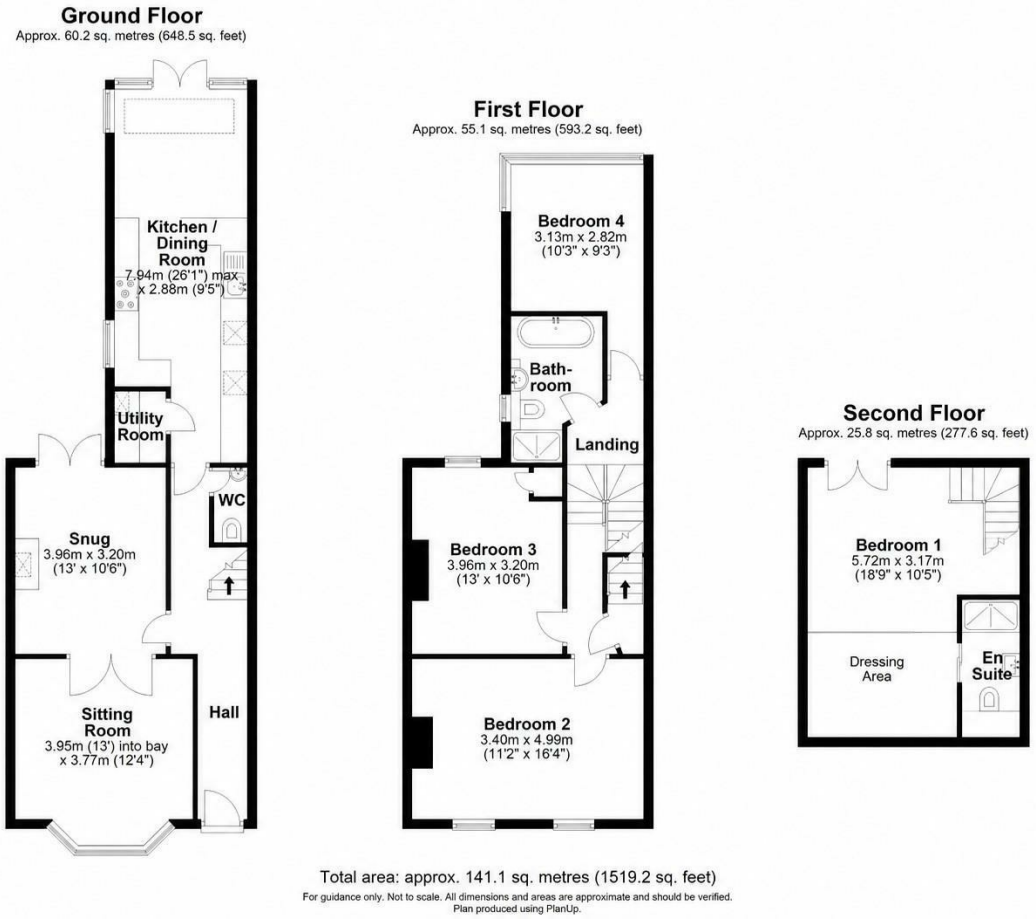
The gardens are wonderful; at the front, a tiled path crosses the gravelled garden behind a low brick wall and iron railings. A side access leads to the rear garden, which has a paved terrace immediately outside the kitchen and snug, with a lawn beyond, established planting and a raised brick border beneath a mature apple tree. There is a shed, and the whole is enclosed by fencing and faces south-west. A residents' parking scheme is in operation.

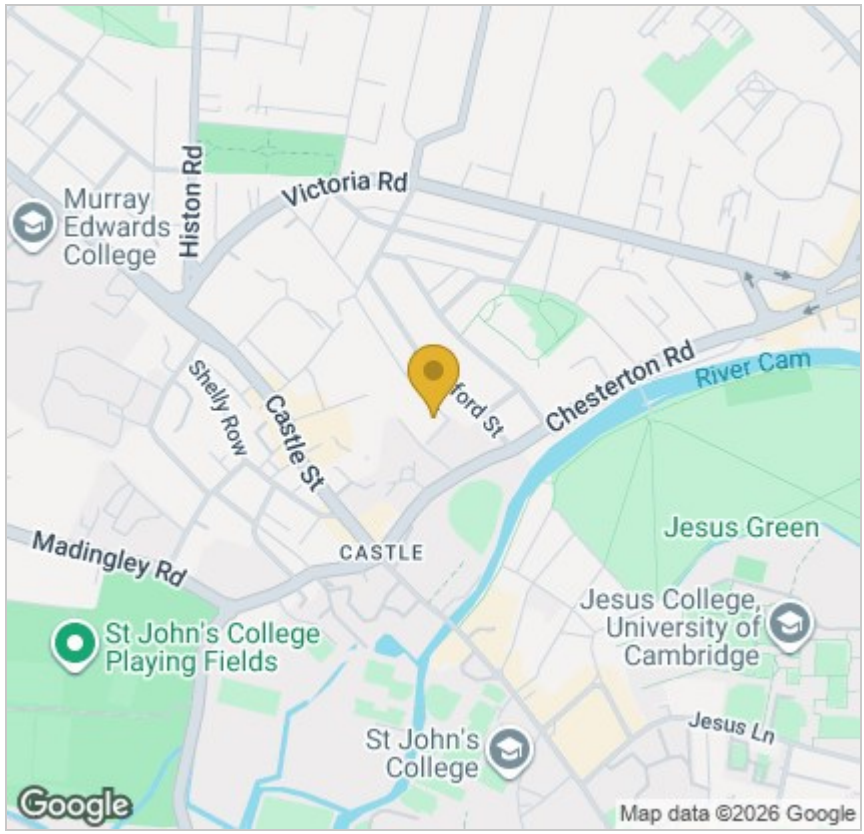
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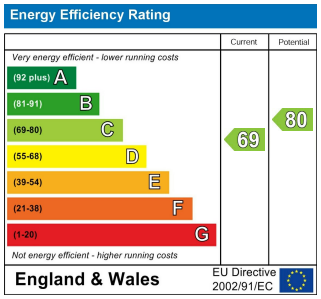


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Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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