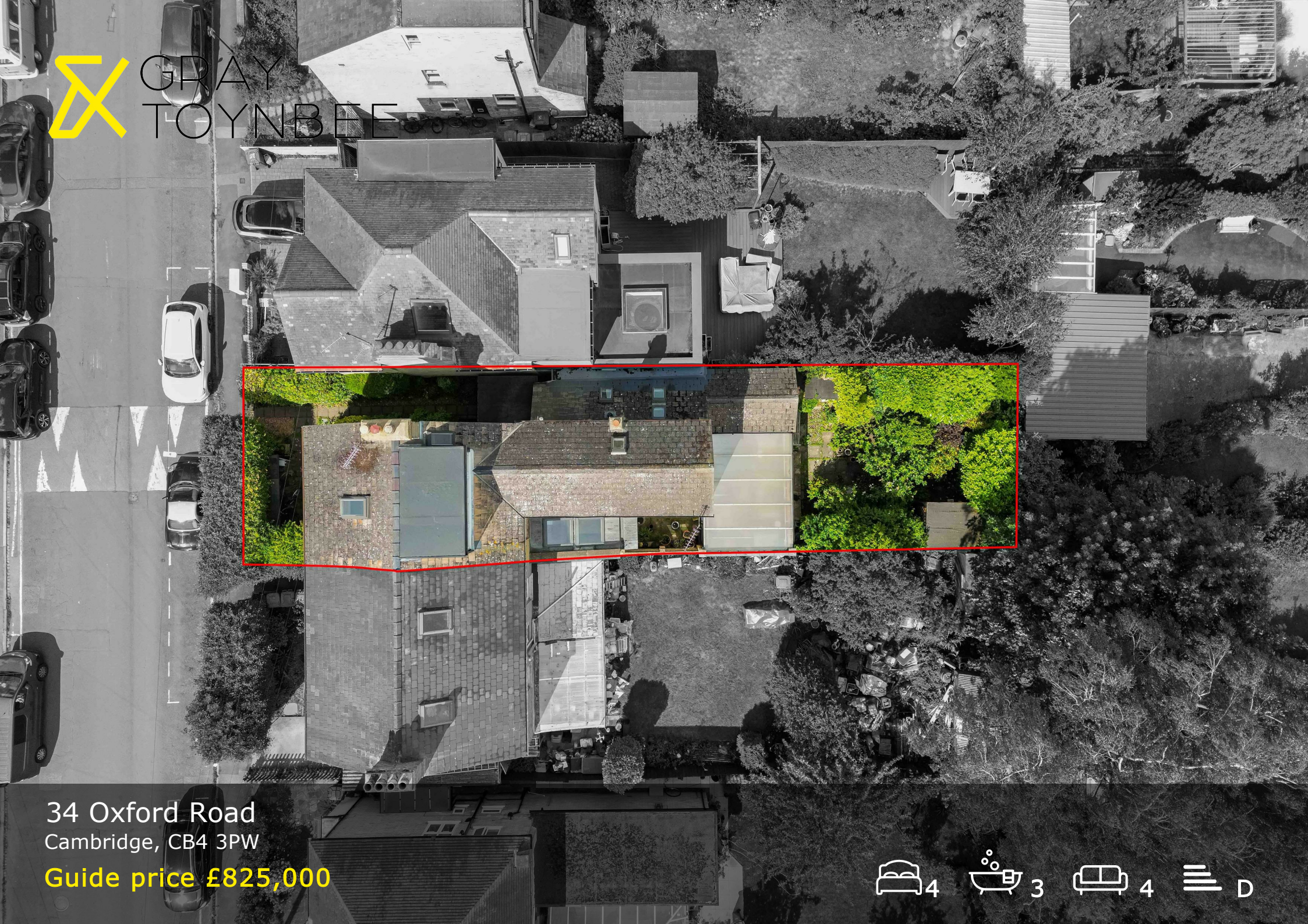


GRAY TOYNBEE

34 Oxford Road

Cambridge, CB4 3PW

Guide price £825,000

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34 Oxford Road

Cambridge, CB4 3PW

- 4-5 bedroom Victorian family house
- Excellent location and catchments
- No chain
- 1935 sq. ft of flexible family space
- Numerous Victorian features





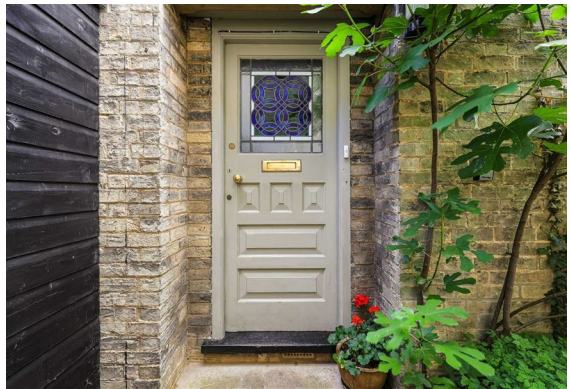


A bay-fronted Victorian family house of just under 2000 sq. ft, offering 4/5 bedroom accommodation, extensive living spaces, and an excellent location for access to the city, and within the catchment of Mayfield and Chesterton.

This beautiful Victorian home has been carefully extended and adapted over the years to create a wonderful family house, boasting impressive free-flowing living spaces, large bright bedrooms and an en-suite loft conversion. The current owners, including a well-known local artist, have taken great care to retain much of the original character, whilst evolving the house for a large modern family, including the flexibility to create a ground-floor annexe.

There is a lovely living room spanning the front of the house, has a bay window and a beautiful marble fireplace with a wood burner and original plaster coving. The living room opens, via folding doors, to the study with extensive fitted shelving, and double doors to the









open-plan kitchen/ dining room. The kitchen area is the hub of the space and is well fitted with handmade solid wood units, tiled work surfaces and space for appliances. The breakfast area has a vaulted ceiling and Velux roof lights, and the dining area has double doors to the large conservatory extension with a quarry tiled floor, access to the garden and access to a lovely courtyard space with return access to the breakfast area. A door from the dining area leads to the side extension where there is a useful utility room, shower room, WC and a large reception room/bedroom (5) with a vaulted ceiling. This space would make an excellent annexe for a dependent relative if required.

On the first floor, there are surprisingly large double bedrooms, all with deep sash windows and high ceilings. There is a family shower room and separate WC.

On the second floor, there is a good-sized double bedroom with a wood-paneled ceiling and a well-fitted en-suite bathroom and separate WC.

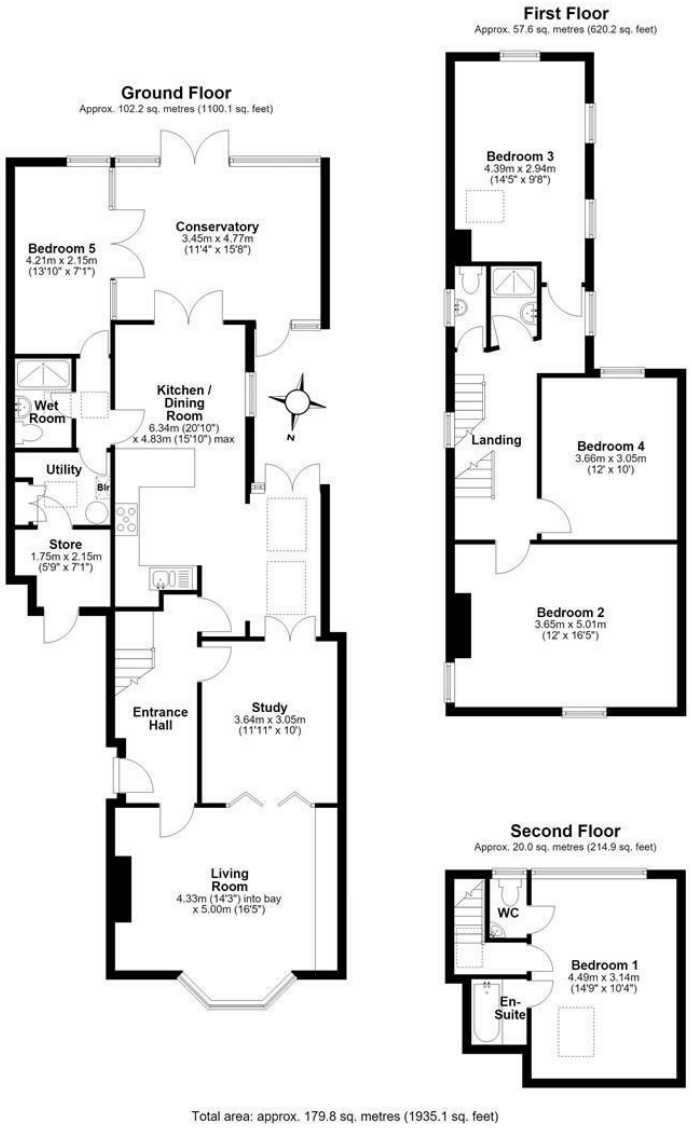
At the front, there is a garden and a purpose-built bike shed. Side access leads to the front door and large shed/workshop space adjoining the house. The rear garden is mature, well-stocked, and has a large terrace and a shed. The garden is enclosed by walling and fencing and enjoys a southeasterly orientation.

What3words: ///area.park.nearly





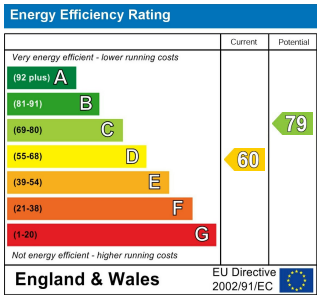
GRAY TOYNBEE



Total area: approx. 179.8 sq. metres (1935.1 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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.

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