



Porson Road, Cambridge, CB2 8EU

CHEFFINS

Porson Road

Cambridge,
CB2 8EU

An incredibly rare opportunity to purchase a substantial detached house occupying a most desirable location just off Trumpington Road so conveniently placed for access to high quality schooling as well as city centre and Lammas Land, full of delightful original features such as picture window and hardwood floors. The property extends to about 2417 sqft and stands well within its own well stocked grounds of about 0.34 of an acre with an in and out driveway and garage backing onto The Perse prep school playing field.

5 2 3

Guide Price £1,550,000





LOCATION

Porson Road occupies a highly desirable and convenient position in southern Cambridge, just off Trumpington Road in the popular Trumpington area. Residents benefit from excellent accessibility, with easy cycling or walking routes to Cambridge city centre and a quick shortcut to the mainline railway station (around 10 minutes by bike). The location is particularly advantageous for Addenbrooke's Hospital and the biomedical campus, offering swift access via nearby roads and public transport. Commuters enjoy proximity to the M11 motorway, Trumpington Park & Ride facilities, and frequent bus services, while the area is well-connected by dedicated cycling infrastructure.

ENTRANCE DOOR

under entrance porch with outside lighting, leading into:

RECEPTION HALLWAY

coats cupboard with hanging rail, staircase rising to the first floor with timber handrail, newel post, understairs storage cupboard, radiator, window to the front.

CLOAKROOM

fitted with white suite comprising wash hand basin with tiling to splashbacks, low level dual flush w.c., double glazed and frosted window to the front.

KITCHEN

Kitchen is fitted with a range of storage cupboards and drawers with formica working surfaces with a double drainer, stainless steel sink unit with mixer tap, freestanding cooker, pantry cupboard and double glazed windows to the front and side.

UTILITY ROOM

with butler style sink unit with grooved drainer and tiling to splashbacks, radiator, double glazed window to the front and door leading to outside.

DINING ROOM

fitted cupboard, double panelled radiators, double glazed sliding doors to the rear.

LIVING ROOM

wooden flooring, feature fireplace with wooden mantel, slate hearth and surround fitted with gas Real Flame effect fire, fitted window seat with bookshelving, radiator, double glazed windows to the rear and window to the side.

FAMILY ROOM

with radiator, fitted cupboards and bookshelving, double glazed windows and door to the rear leading out to:

LEAN-TO

aluminium framed lean-to greenhouse.

INNER HALL

with shelved storage cupboard and personal door through to:

GARAGE

with a pair of timber doors to the front, light and personal door through to Entrance Hall.

ON THE FIRST FLOOR**LANDING**

double cupboard housing insulated hot water tank and slatted shelving, further storage cupboard, access to loft spaces, radiator, double glazed window to the front.

BEDROOM 1

range of fitted wardrobe cupboards, wall lights, radiator, double glazed window to the rear, window to the side.

ENSUITE TOILET

with low level dual flush w.c., wash hand basin.

BEDROOM 2

exposed and sealed floorboards, vanity unit with inset wash hand basin, wardrobe recess, radiator, double glazed window to the front.

BEDROOM 3

fitted wardrobe cupboards with drawers, radiator, double glazed window to the front.

BEDROOM 4

wardrobe recess, fitted cupboards and bookshelving, radiator, double glazed window to the rear.

BEDROOM 5

radiator, fitted shelving, a pair of double glazed windows to the rear.

BATHROOM 1

fitted with white three piece suite comprising panelled bath with separate shower unit above, pedestal wash hand basin with tiling to splashbacks, tiled shower cubicle with glazed door, heated towel rail/radiator, frosted window to the side.

BATHROOM 2

with white three piece suite comprising panelled bath, wash hand basin with cupboard below, low level dual flush w.c., double glazed windows to two aspects, extractor fan, heated towel rail/radiator, wall mounted Dimplex heater.

SEPARATE TOILET

with white suite comprising low level w.c. and wash hand basin with storage cupboard below, double glazed frosted window to the front, bookshelving.

OUTSIDE

The property stands within its own delightful established plot in all extending to about 0.34 of an acre with in and out driveway to the front with well stocked flowering and shrub beds.

Of particular feature are the generous rear gardens which are mature and principally laid to lawn with well stocked flowering and shrub beds, paved patio, mature trees, storage shed. The garden faces south/south west.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,550,000
Tenure – Freehold
Council Tax Band – G
Local Authority – Cambridge City Council



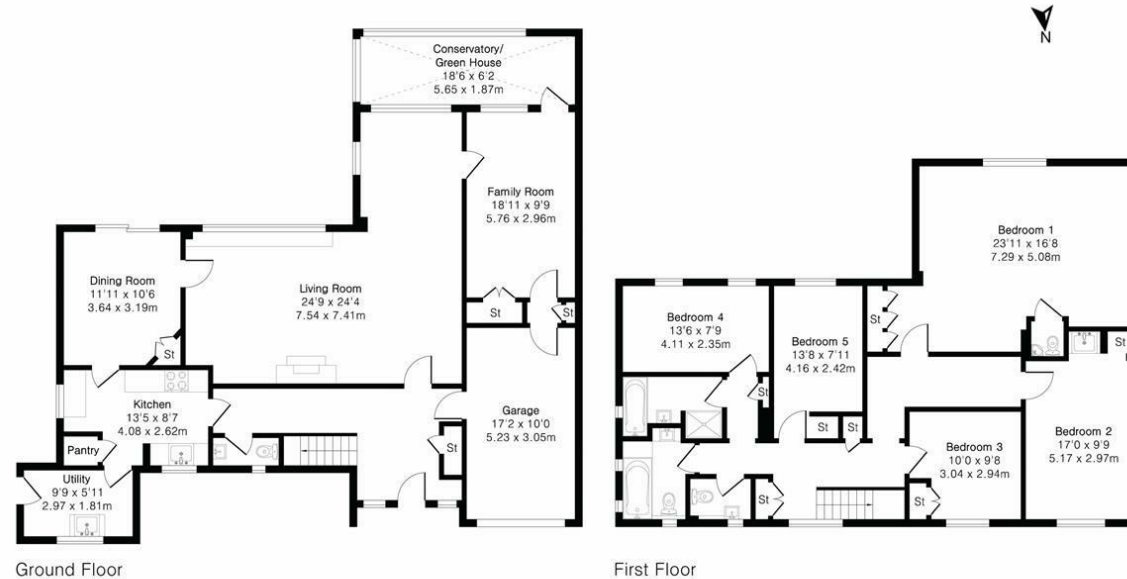


**Approximate Gross Internal Area 2417 sq ft - 225 sq m
(Excluding Garage)**

Ground Floor Area 1254 sq ft – 117 sq m

First Floor Area 1163 sq ft – 108 sq m

Garage Area 167 sq ft – 15 sq m



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.

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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>.

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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.



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