GRAY TOYNBEE



100 Hartington Grove

Cambridge, CB1 7UB

Guide price £675,000

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Cambridge, CB1 7UB

- 3 bed, 2 bath, 2 recep
- Driveway and permit parking available
- No chain
- Scope for side extension and loft conversion (STPP)
- Semi-detached Edwardian
- Excellent local schooling

A semi-detached bay-fronted Edwardian residence of 1235 sqft / 115 sqm with a south-facing garden, enjoying a prime south city location, offering scope to extend and for sale with no chain.

This bay-fronted semi-detached Edwardian house is conveniently situated on the south side of Hartington Grove between Blinco Grove and Cherry Hinton Road. The house needs sympathetic updating throughout, though has been generally well cared for and has served as a family home for almost 30 years.

The property is entered via a solid timber door with a fanlight over, leading to an entrance hall with space for coats and footwear and stairs to the first floor. There is a bay-fronted sitting room with lovely high ceilings. The dining room benefits from southerly aspects and has views over the rear garden. The kitchen/breakfast room is light and airy, has a range of units, a breakfast bar and a side door to the garden. Completing the ground floor accommodation is a utility room which combines as a downstairs shower room with a hand basin and W.C.















Upstairs is a further bathroom and three good sized bedrooms, the principal room currently serving as an additional reception room with an open fireplace and a bay-window.

Outside the front of the property is set back behind a driveway, mature hedging and trees. A side gate leads to a small south-facing garden with a paved terrace, lawned area and a storage shed.

Hartington Grove forms part of a popular residential area off Hills Road to the south of the city well placed for the city centre, railway station, Addenbrooke's Hospital and the Biomedical Centre.

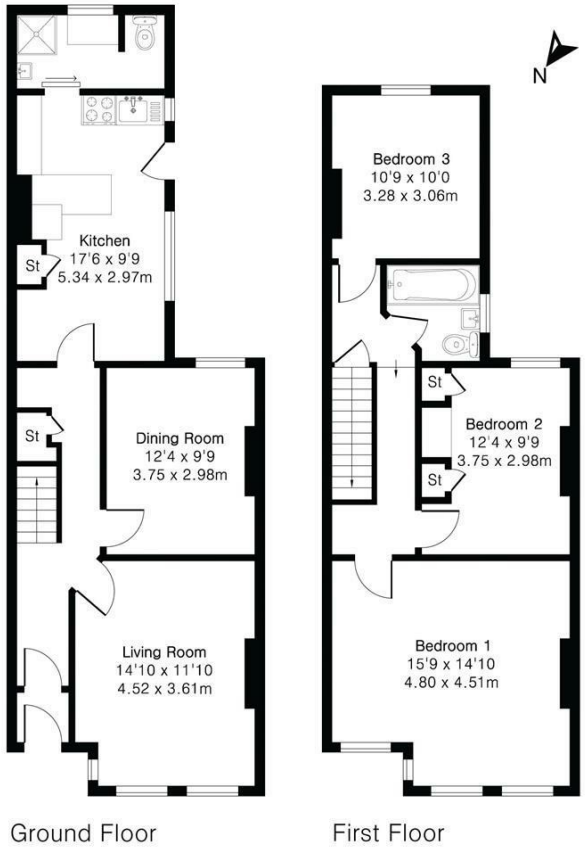
Local shopping is on Cherry Hinton Road and Cambridge Leisure with a wide range of restaurants, supermarkets and multi-plex cinema nearby. Morley Memorial Primary School and Hills Road Sixth Form college are a short walk away. There is private schooling available for all age groups in the vicinity including The Perse.





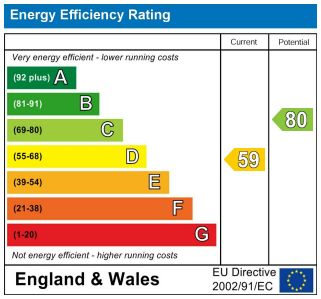
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Approximate Gross Internal Area 1235 sq ft - 115 sq m
Ground Floor Area 643 sq ft – 60 sq m
First Floor Area 592 sq ft – 55 sq m





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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com