



Cowper Road, Cambridge, CB1 3SL

CHEFFINS

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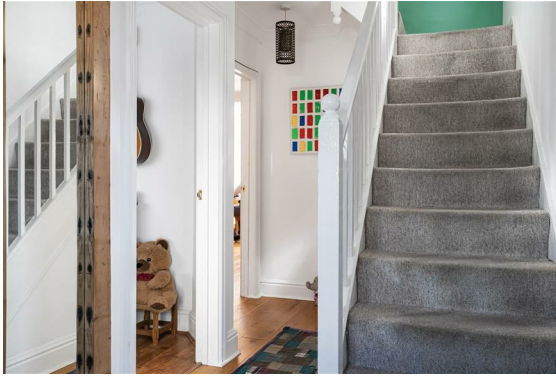
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Guide Price £750,000

- Semi-Detached Family Home
- Five Bedrooms
- Open Plan Kitchen/Dining/Family Room With Bi-Folding Doors
- Three Bedrooms On First Floor
- Two Bedrooms On Second Floor
- Two Bathrooms
- Private Rear Garden & Off Road Parking
- Detached Garden Studio

An extremely versatile semi-detached family home, offering well-proportioned accommodation arranged over three floors. The property benefits from a sizeable open-plan kitchen/dining room and a most unique detached garden studio, currently configured as a recording studio, alongside off-road parking. All of this is situated within an established and highly sought-after southern Cambridge residential setting, conveniently placed for the city centre and Cambridge railway station.





LOCATION

Cowper Road is situated within a well-established and highly regarded residential area to the south of Cambridge, offering excellent convenience alongside a genuine sense of community. The road itself is particularly well known locally for its friendly neighbourhood atmosphere, with community events that contribute to its strong and welcoming feel. The property is ideally placed for access to the city centre, which provides an extensive combination of shopping, dining and cultural amenities, while also being within easy reach of Cambridge railway station, offering regular services to London's King's Cross and Liverpool Street stations. The property is also particularly well positioned for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, alongside a number of highly regarded independent and state schooling options with the property being in the catchment area for an outstanding nursery school, excellent Primary and Secondary schools as well as one of the leading UK 6th form colleges. Everyday amenities are available nearby on Mill Road and Cherry Hinton Road, with a variety of supermarkets, cafés, restaurants and leisure facilities all within easy reach. The area also benefits from convenient access to the A14 and M11, making it an excellent location for city professionals, commuters and families alike.

BLOCK PAVED STEP

leading to:

PANELLED GLAZED ENTRANCE DOOR

and leading through into:

ENTRANCE HALL

with stairs rising to first floor accommodation, engineered oak flooring, coved ceiling, radiator, understairs storage cupboard, double glazed window to side aspect and panelled doors leading into respective rooms.

SITTING ROOM

with coved ceiling, wood effect flooring, open fireplace with stone surround and hearth, wooden mantel, fitted shelving in recess of chimney breast, radiator, double glazed bay window to front aspect.

OPEN PLAN KITCHEN/DINING/FAMILY AREA

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers, timber work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring Neff gas hob with tiled splashback, Neff extractor hood above, integrated double oven below, space and plumbing for washer/dryer, integrated and concealed dishwasher, space for low level fridge and freezer, cupboard housing Worcester gas fired boiler providing hot water and heating for the property, further open storage unit, engineered oak flooring, inset LED downlighters, coved ceiling, double glazed windows to both side and rear aspect, opening to DINING/FAMILY AREA with engineered oak flooring, coved ceiling, part vaulted ceiling with Velux skylights, radiator, set of double glazed bi-folding doors leading out onto garden.

ON THE FIRST FLOOR

LANDING

with stairs rising to second floor accommodation, coved ceiling, airing cupboard housing fitted timber

shelving, double glazed window to side aspect, panelled doors leading into respective rooms.

FAMILY BATHROOM

comprising of a four piece suite with corner bath with hot and cold mixer bath tap and jacuzzi jets, corner shower cubicle with dual wall mounted shower head accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wood effect flooring, radiators, LED downlighters, double glazed window fitted with privacy glass out onto rear garden.

BEDROOM 1

with built-in wardrobes fitted in recess of chimney breast with railings and shelving, radiator, double glazed bay window to front aspect.

BEDROOM 2

with wood effect flooring, radiator, coved ceiling, double glazed window overlooking garden.

BEDROOM 5

with radiator, double glazed window to front aspect.

ON THE SECOND FLOOR

LANDING

with Velux skylight, panelled doors into respective rooms.

SHOWER ROOM

comprising of a three piece suit with shower cubicle, wall mounted shower head accessed via glazed sliding door, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashback, heated towel rail, wood effect flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 4

with inset LED downlighter, radiator, double glazed window overlooking garden.

BEDROOM 3

with part slanted ceiling, radiator, Velux skylight with fitted blind out onto front aspect.

OUTSIDE

To the front the property is approached off Cowper Road by a dropped kerb and block paved driveway and enclosed via low level brick wall.

To the rear of the property is a lengthy and private garden principally laid to lawn with a block paved patio area led directly off the rear part of the property. The main lawned area benefits from well stocked bedding either side with a mature Cherry Blossom tree and some other mature hedging and shrubs. A barked pathway meanders through the centre of the garden leading to an area sectioned off by some mature trees and woven archway leading to the rear part of the garden. Further paved patio area, raised bedding, gravelled pathway with stepping stones leading to greenhouse and in front of the DETACHED STUDIO with door leading into first room fitted with power and lighting and set of double glazed sliding doors through to second room fitted with power and lighting, double glazed window to front aspect.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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 £750,000

Tenure - Freehold

Council Tax Band - D

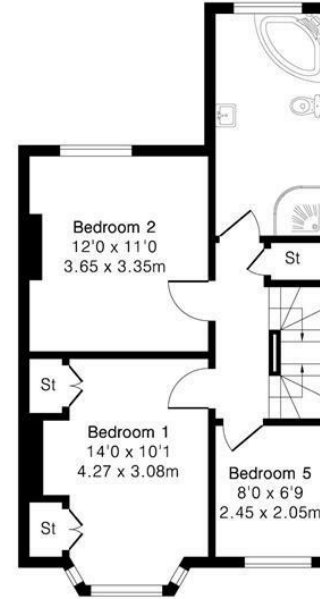
Local Authority - Cambridge City

**Approximate Gross Internal Area 1440 sq ft - 134 sq m
(Excluding Outbuilding)**

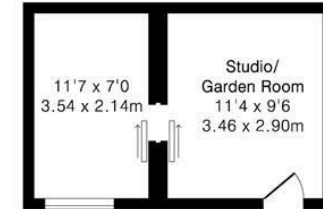
Ground Floor Area 610 sq ft - 57 sq m
 First Floor Area 510 sq ft - 47 sq m
 Second Floor Area 320 sq ft - 30 sq m
 Outbuilding Area 201 sq ft - 19 sq m



Ground Floor



First Floor



Outbuilding



Second Floor



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.



[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.