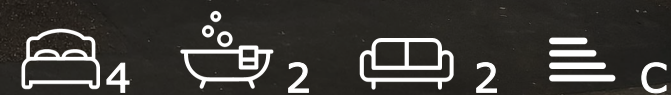




21 Holland Street
Cambridge, CB4 3DL

Guide price £950,000



21 Holland Street

Cambridge, CB4 3DL

- Classic Victorian terrace
- Off road parking
- 4 bedrooms
- Beautifully appointed

A thoughtfully extended 4 bedroom Victorian terrace property located in coveted Holland Street, moments walk from Alexandra Gardens and the River Cam.

Filled with character, the period features commence before entering the property with a chequered tile pathway leading to the front door, which itself is set a few feet back from the road behind a low-level brick wall with half-road coping stones and black railings.

Inside the property is an endearing mix of character and contemporary features, spread over three floors and 1460 sqft feet. The dual aspect sitting room has particular charm with high ceilings and a large bay window providing a real feeling of space. There is a log burner, alcove cabinetry and access to a small internal courtyard with log storage.

At the end of the hallway the modern kitchen and extended dining area brings a contemporary feel with the ease of living this inevitably brings. The kitchen has handleless cabinetry, integrated appliances and plenty of worktop space.

Beyond the kitchen is the dining



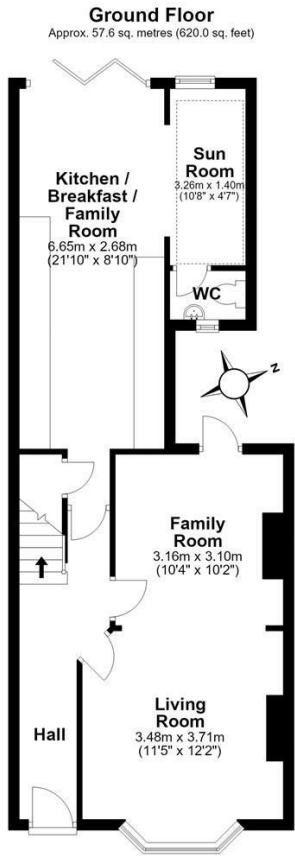
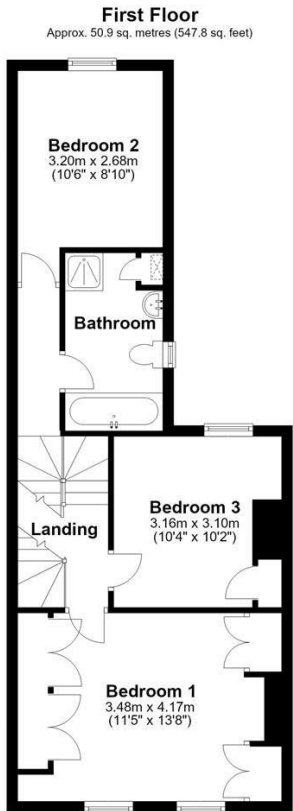
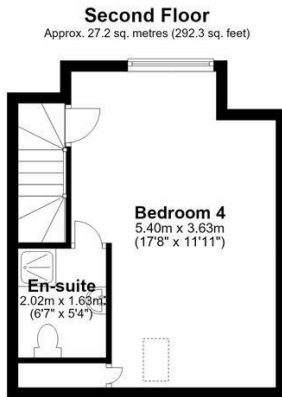


space with large bi-fold windows leading out to the rear garden and the dining area settled underneath a large sky lantern, offering excellent natural light. From the dining area is a downstairs cloakroom.

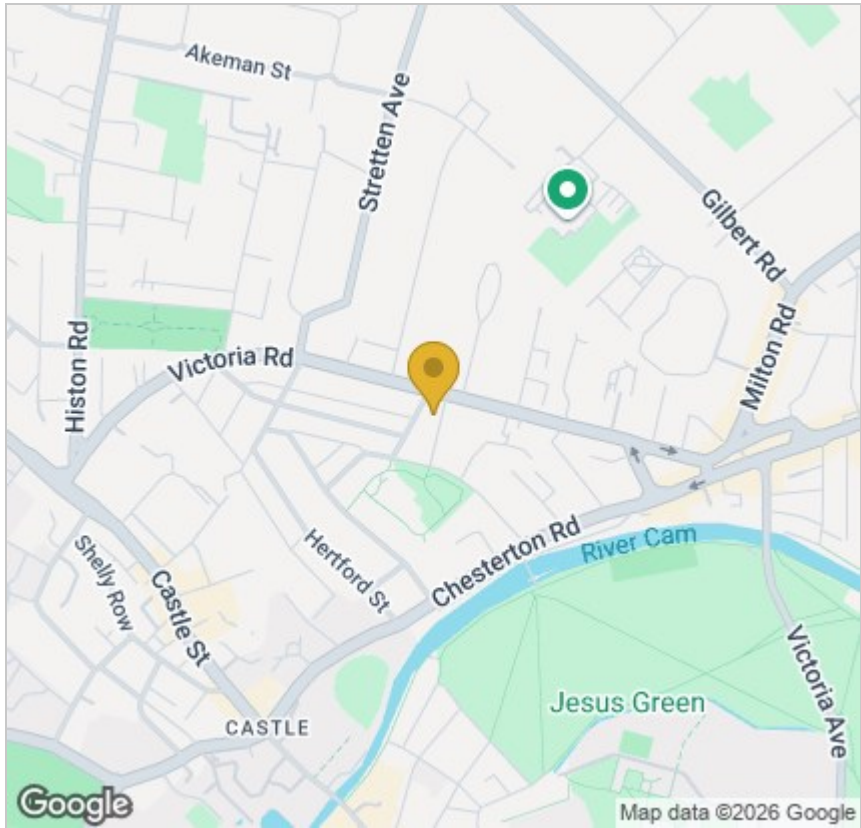
The good sized garden has been thoughtfully landscaped with a patio area directly behind the property and then raised beds and lawn. Significantly, there is a parking space at the end of the garden, access from Fisher Street behind large wooden gates.

On the first floor the front bedroom is a large double with dual sash windows and bespoke integrated wardrobes. Both the middle bedroom and the rear are doubles and enjoy views over the rear garden. Positioned between these two bedrooms is the family bathroom, finished with stylish tiling, shower, separate bath, vanity unit and additional storage.

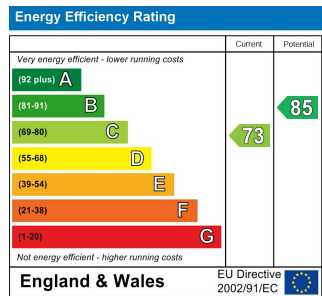




Total area: approx. 135.7 sq. metres (1460.1 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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