



79 High Street, Girton,
Cambridge, CB3 0QD

Guide price £425,000

79 High Street

Girton, CB3 0QD

- Period charm coupled with modern convenience
- Great location: ten-minute cycle to the city centre
- Tastefully presented in beautiful condition
- Two double bedrooms
- No chain



A beautifully maintained 2-bedroom Edwardian end-of-terrace cottage with private garden, perfectly positioned for easy access to central Cambridge while enjoying the benefits of village life, this property strikes a perfect balance of period charm and modern convenience.

Located a ten-minute cycle ride from the city centre, with excellent transport links, the property has no chain and preserves its original character while being well suited to contemporary living. An entrance hall – including a large utility/storage cupboard – leads to a light, elegant living room, in which an original tiled fireplace draws the eye. Built-in bookcases offer an attractive storage and display opportunity for books and art.



Opposite, an immaculately presented kitchen and dining area looks out onto a private garden through a French door and original sash window. The kitchen is equipped with an integrated dishwasher, refrigerator, induction hob, electric oven, extractor hood, as well as contemporary lighting options and a generous traditional pantry with space for a stand-alone freezer. The whole room is thoughtfully laid out to allow for both convenient food preparation and entertaining space while retaining substantial built-in storage.



Two good-sized double bedrooms upstairs mirror each other, both featuring original wooden sash windows and attractive Edwardian fireplaces, as





well as modern lighting. The front bedroom, which faces east to catch morning light, contains a walk-in wardrobe while the rear bedroom enjoys a westerly view of the garden and the countryside beyond, including the famous East Anglian sunsets.

The bathroom, situated off the hall, is equipped with a bath, shower, sink and WC, illuminated by modern downlighting as well as a separate wall lamp – a more relaxed and cosy lighting option for a tranquil soak in the tub. The room is tastefully finished with complementary flooring, tiles, and a built-in wall cabinet.

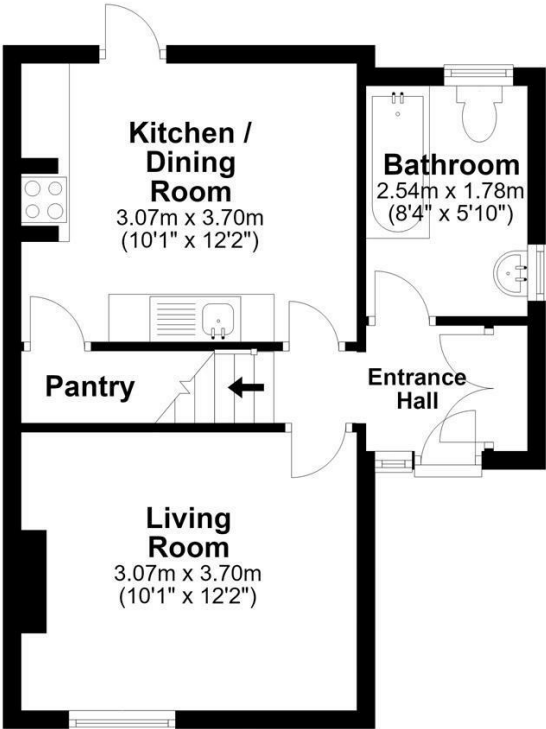
The west-facing private garden features a paved area for outdoor entertaining, ideal for catching afternoon and evening light, as well as a pergola with established climbing plants and a gravelled dining area beneath. A gravel path and stepping stones delineate well-maintained beds and lead to a large garden shed/workshop perfect for cycle storage, with the potential for conversion into a studio office space. Private side access through a secure wooden gate is also convenient for cycle commuters and bin storage. The front door is set back from the street, approached via a gravel path. The front garden features mature, low-maintenance shrubbery. The property backs onto green fields with beautiful views, giving a sense of being in expansive countryside.

Girton provides all amenities for daily life including shops within a ten-minute walk; and recreation ground, café, pubs and primary school within five minutes' walk. Eddington is nearby, affording larger scale services and restaurant options. Regular buses into Cambridge city centre leave from right outside the property and on-street parking is plentiful. The property is heated by gas boiler and has extensive loft storage.



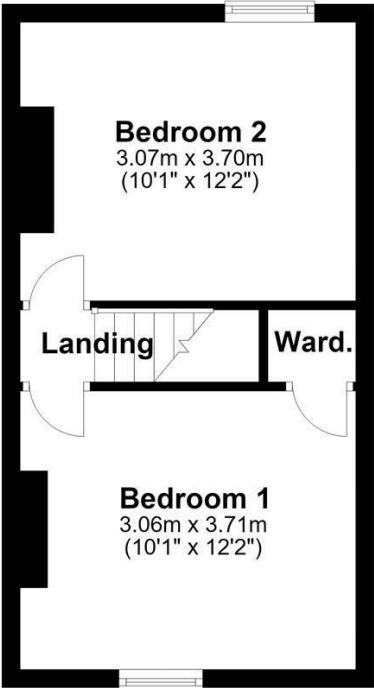
Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.0 sq. feet)

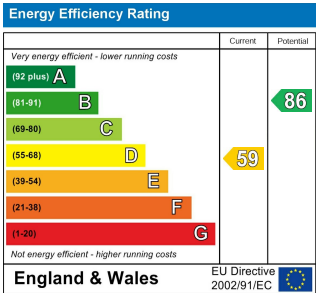


Total area: approx. 60.3 sq. metres (649.2 sq. feet)

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: C

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