



St. Andrews Road, Cambridge, CB4 1DH



## St. Andrews Road

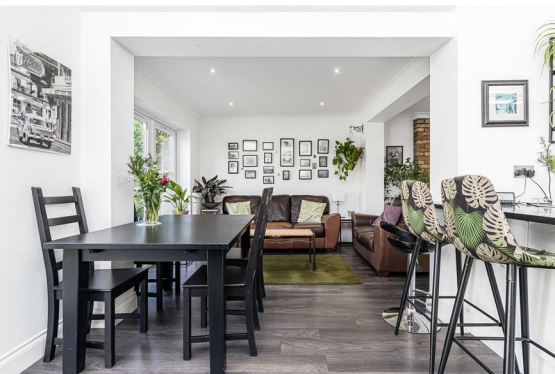
Cambridge,  
CB4 1DH

A beautifully presented and substantial four bedroom detached property extending to approximately 1849sqft and arrange over three floors. The property further benefits from off-road parking and a generous rear garden and is well located for local amenities including schooling and transport links.

4 2 3

**Guide Price £850,000**





## LOCATION

Situated in the highly desirable Chesterton area, St. Andrews Road is just a short walk from the River Cam and Midsummer Common, this popular location provides easy access to Cambridge city centre, with its historic colleges, shops, restaurants, and vibrant cultural scene all within comfortable cycling or walking distance. Residents benefit from excellent local amenities, highly regarded schools, and nearby parks, while outstanding transport links—including Cambridge North station and frequent bus services—make commuting to London, the Science Park, and the A14 effortless.

## SIX PANELLED TIMBER ENTRANCE DOOR

with a leaded and coloured glass picture light above into:

## ENTRANCE HALL

coved ceiling, dado rail, exposed and sealed floorboards, panelled and leaded glazed internal door through into:

## RECEPTION HALLWAY

with coved ceiling, dado rail, double panelled radiator, staircase to first floor, exposed and sealed floorboards.

## LIVING ROOM

tall ceilings, coved ceiling, double panelled radiator, feature fireplace with granite hearth, wooden mantel and surround with log burning stove, double glazed bay window to the front, twin timber and glazed doors leading through to:

## SITTING ROOM

fitted cupboard to chimney breast recess, exposed and sealed floorboards, access to understairs storage cupboard, exposed and sealed floorboards, double panelled radiator, double glazed window to the rear.

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with granite working surfaces with one and a half bowl enamel sink unit with mixer tap and coloured glass splashbacks, range of fitted appliances including Neff electric fan oven, Russell Hobbs microwave oven, Belling induction hob with extractor fan above, plumbing and space for American style fridge/freezer, fitted and concealed Hotpoint dishwasher, central island/breakfast bar with granite top and drawers below, natural exposed brick chimney breast, part vaulted ceiling with inset double glazed Velux rooflights, high level double glazed window to the rear and a pair of twin double glazed doors leading out to the garden. Access to:

## UTILITY ROOM/BIKE STORE

with twin timber doors to the front, plumbing and space for automatic washing machine, space for tumble dryer, door leading to side passage to rear garden.

## CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with tiling to splashbacks, light tube, extractor fan.

## ON THE FIRST FLOOR

### LANDING

staircase rising to the second floor, natural timber handrail, newel post and spindles, access to loft space, dado rail, radiator and fitted cupboard housing Viessmann gas fired boiler providing domestic hot water and central heating system.

### BEDROOM 2

coved ceiling, double panelled radiators, and a pair of double glazed windows to the front.

### BEDROOM 3

coved ceiling, double panelled radiator, double glazed window to the rear.

### BATHROOM

fitted with white three piece suite comprising rolltop bath on ball and claw feet with mixer/shower tap, pedestal wash hand basin and low level w.c., painted timber panelling, double panelled radiator, double glazed and frosted window to the side.

### BEDROOM 4

with double panelled radiator, double glazed window to the rear.

## ON THE SECOND FLOOR

### LANDING

with round window to the side, dado rail.

### BEDROOM 1

range of fitted wardrobe cupboards, double

panelled radiator, radiator, further storage cupboards, a pair of double glazed Velux rooflights, double glazed window to the rear.

## ENSUITE SHOWER ROOM

with three piece suite comprising shower cubicle with glazed sliding doors, low level dual flush w.c., wash hand basin with mixer tap, tiling to splashbacks, storage cupboards below, heated towel rail/radiator, frosted round window to the side.

## OUTSIDE

Front garden with dwarf brick wall, shrub beds, tiled pathway leading to front door.

Rear garden principally laid to lawn with flowering and shrub beds, timber storage shed, enclosed by fencing.







**Approximate Gross Internal Area 1849 sq ft - 172 sq m**

Ground Floor Area 965 sq ft – 90 sq m

First Floor Area 592 sq ft – 55 sq m

Second Floor Area 292 sq ft – 27 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £850,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council



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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