32 Victoria Park, Cambridge, CB4 3EL

Guide Price £995,000 Freehold

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A FINE 4-BEDROOM, SEMI-DETACHED VICTORIAN HOUSE PROVIDING EXTENDED FAMILY ACCOMMODATION WITH DELIGHTFUL GARDENS, POSITIONED JUST OFF THE GREEN IN VICTORIA PARK.

- Victorian semi-detached house (built in 1896)
- 4 bedrooms, 2.5 bathrooms, 3 reception rooms
- Established front and rear gardens
- Extended open plan kitchen/dining room
- EPC – E / 53
- 1497 sqft/139 sqm
- Highly sought-after cul-de-sac off Victoria Road
- Loft conversion to principal bedroom suite
- Gas central heating to radiators
- Council tax band - F

32 Victoria Park is an attractive bay-fronted semi-detached Victorian house which has been sympathetically extended to provide impressive family accommodation over three floors, retaining lots of character and charming original features.

This lovely period home occupies a privileged position within this desirable cul-de-sac with an established central green, popular with families and is within easy reach of Mitcham's Corner, Jesus Green and the river. Excellent schools for all ages are also close by.

The accommodation comprises a reception hall with an original decorative tiled floor, connecting reception rooms with a broad bay window overlooking the front aspect, two impressive fireplaces and original wooden floors. An extended, open plan kitchen/dining room provides access to and views to the garden through a feature corner window. The kitchen is well-equipped and offers an extensive range of solid wood cabinetry and drawers, working surfaces and spaces for a range of freestanding appliances. A cloak/boot room and WC complete the ground floor level.

Upstairs, the first floor comprises a landing area leading to a study space/dressing area, modern family bathroom suite and three spacious bedrooms. Both double bedrooms retain original fireplaces and wood floors.

The second-floor principal bedroom suite provides an en suite shower room, space for a sitting area and ample concealed storage space.

Outside, there is a mature front garden and shared side access which leads to the rear garden. The rear garden is beautifully designed with established plants, shrubs and provides two private seating areas, two garden ponds. a bicycle store and timber shed.

Agents Note
Shared side access with neighbouring home

Location
The property occupies a delightful and tranquil setting in a most desirable and highly sought-after cul-de-sac with its large picturesque, tree lined central green, well known for its Victorian houses which are arranged around the green. Victoria Park is also conveniently located within easy reach of a vast range of local amenities including local shopping and schooling. The property is also within easy cycling/walking distance of the city centre and Midsummer Common as well as within easy reach of main line stations and major routes within the majority of the city. The property is within catchment for Milton Road Primary School and Chesterton Community College.

Tenure
Freehold

Services
Mains services connected include, gas, electricity, water and mains drainage.

Statutory Authorities
Cambridge City Council
Council tax band - F

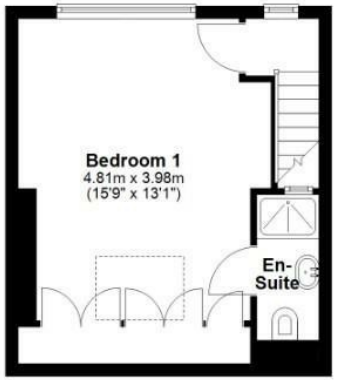
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris

Ground Floor
Approx. 60.6 sq. metres (652.8 sq. feet)

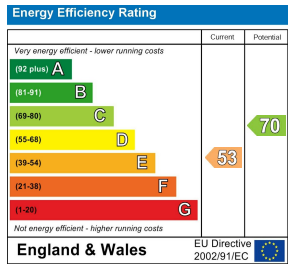
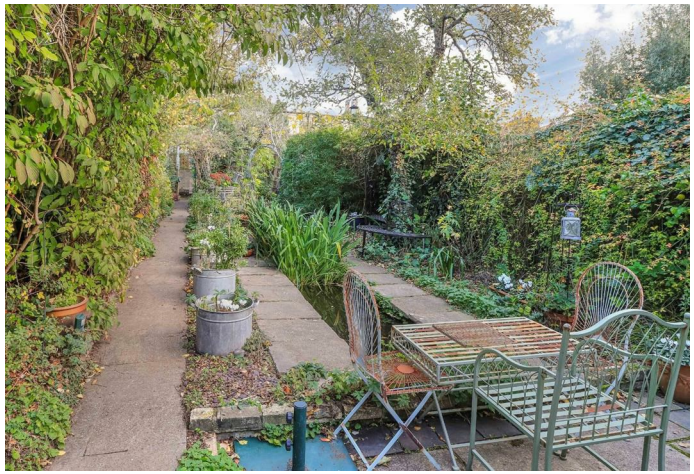
First Floor
Approx. 52.2 sq. metres (561.5 sq. feet)

Second Floor
Approx. 26.3 sq. metres (282.7 sq. feet)



Total area: approx. 139.1 sq. metres (1497.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.