



50 Halifax Road  
Cambridge, CB4 3PX

**Guide price £825,000**

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## 50 Halifax Road Cambridge, CB4 3PX

- Bay-fronted city house
- Extra large garden
- Studio/outbuilding
- 3 double bedrooms

An imposing, bay-fronted Victorian house in a fabulous position with an extended garden and outbuilding.

This 1200 sq. ft, three-bedroom, two-storey home is in a great location, within easy reach of the river and city centre. The accommodation retains much of the original charm and numerous features often lost over time.

The accommodation includes an entrance porch with an original stained glass door, a hallway with a stripped wood floor, corbels and understairs storage. The bay-windowed living/dining room has been opened up to create a fantastic reception room with a fireplace and woodburner, and cupboards and shelving on either side, as well as French doors to the rear. The kitchen/breakfast room has been extended with a large conservatory overlooking the garden. There is a charming square bay window to the side and a quarry-tiled floor. The kitchen has fitted cupboards and a gas-fired Aga.

Upstairs, there are three double





bedrooms, two have fitted cupboards. The main room spans the front of the house and has a bay window with views back down Halifax Road. The other two bedrooms overlook the garden. The bathroom has recently been refitted and has a shower over the bath, basin and WC, all complemented by attractive wall and floor tiling.

At the front of the house, there is a small garden. A pedestrian access leads to the rear, which is surprisingly large. There is a patio and terrace adjoining the house, and a main lawn, beyond a dividing hedge, is a large area of garden, again mainly lawn. An outbuilding, with Crittall windows, which offers great potential, is at the rear of the garden and would make an excellent studio, home office or possibly additional, occasional accommodation (subject to consent).



# Floor Plan

**Approximate Gross Internal Area 1204 sq ft - 112 sq m**

Ground Floor Area 662 sq ft – 62 sq m

First Floor Area 542 sq ft – 50 sq m

Outbuilding Area 86 sq ft – 8 sq m  
(Excluding Outbuilding)



Ground Floor

First Floor

Outbuilding

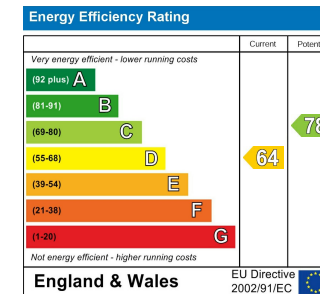
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

# Area Map



# Energy Efficiency Graph



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