

18 Richmond Road
Cambridge, CB4 3PU
Guide price £860,000

18 Richmond Road Cambridge, CB4 3PU

- Victorian detached house
- Beautifully extended and appointed
- Chesterton catchment
- South-east facing gardens

A detached, bay fronted, Victorian house, extended and refurbished to provide beautifully finished, stylish accommodation extending to over 1,200 sq. ft. and located just off Huntingdon Road, about a mile from the very centre of town.

This three-bedroom home extends to over 1,200 sq. ft. and has undergone a full refurbishment program, including a loft conversion and rear extension and is finished with an attention to detail not often seen on the market.

The entrance porch has an original stained glass door to the hallway, which has wood flooring and a useful under-stairs storage cupboard. The main reception accommodation has been combined into one room, with a bay window to the front aspect and lovely, central, French doors opening to the rear. The fireplace has a stone surround, a granite hearth, and a wood burner. The kitchen/breakfast room is fitted with handmade, hand-painted units and extensive quartz worktops; there is a twin sink and a range cooker. The floor has attractive travertine tiles, there are two Velux roof lights and French doors to the garden.

On the first floor, there are two lovely





double bedrooms, the front room has two sash windows, and the other has useful fitted shelving within the chimney breast. The bathroom is fabulous, finished with Pozzi Ginori sanitaryware; there is a bath, a separate walk-in shower, a basin, and a WC.

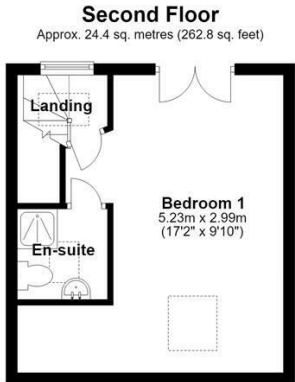
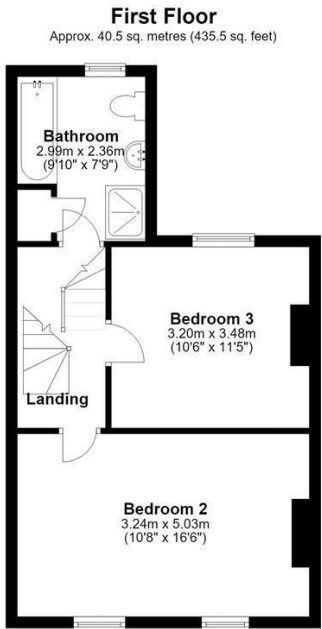
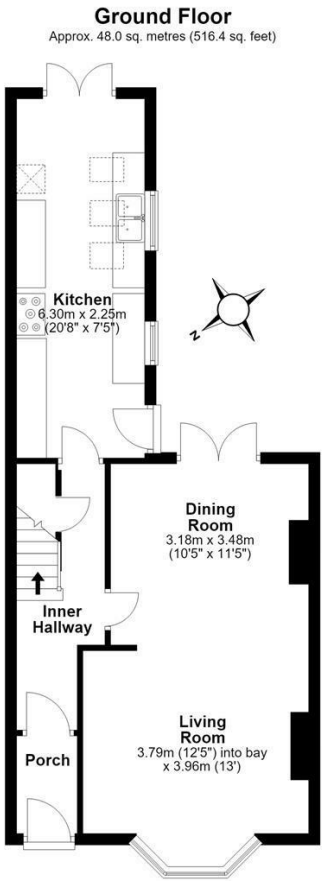
A loft conversion has created a second floor, and off the landing is the main bedroom, which has a Juliette balcony with cast iron railings and lovely views. There is eaves storage, a Velux roof light and a good quality ensuite shower room and WC.

The house has a wealth of character, high-quality fixtures and fittings, and stylish decorative finishes. The windows have all been replaced with bespoke double-glazed sashes, and there is gas central heating.

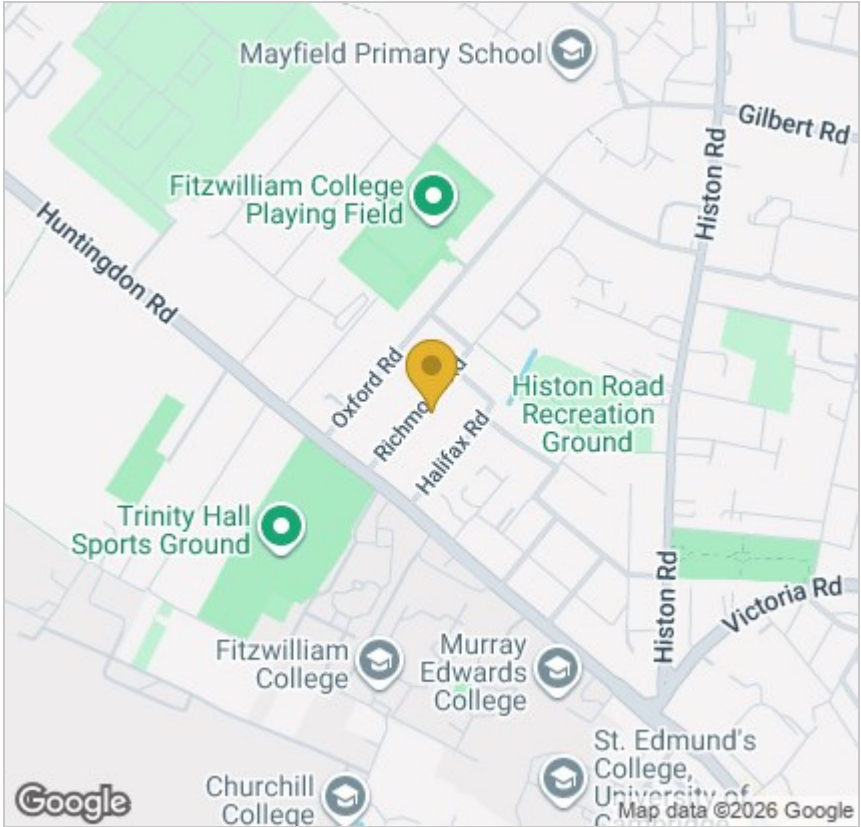
Outside, at the front, there is a charming garden behind a low wall, and an Oxford tiled path to the front door. A shared side passageway leads to the rear garden, which enjoys a south-east orientation. The garden has been designed for low-maintenance, but has well-tended beds and borders. At the end of the garden is a full-width shed/workshop divided into two useful areas.

What3words: [///calculating.edges.risk](https://www.what3words.com////calculating.edges.risk)

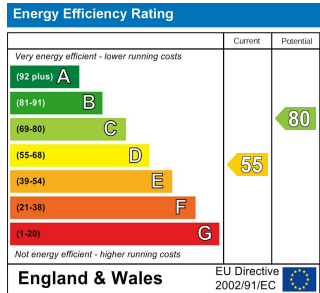




Total area: approx. 112.8 sq. metres (1214.7 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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.

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