



Chesterton Road, Cambridge
CB4 3AL



pocock & shaw

Residential sales, lettings & management

21 Chesterton Road
Cambridge
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A large bay-fronted Victorian residence in an attractive setting towards Castle Hill with views towards Jesus Green and the River Cam.

- 5 Bedroom period residence
- Spacious accommodation over 3 floors
- Central city location
- Views to river and Jesus Green
- Comprehensively improved/renovated by current owner
- Many period and interesting features
- Professionally landscaped gardens
- Useful store with rear access

Guide Price £1,595,000



The property enjoys a near-central city location with attractive views towards the river and Jesus Green.

This deceptively spacious property has undergone an extensive refurbishment programme under the current vendors ownership - with no expense spared. The majority of the works were carried out in 2020 and include professional re-tanking of the lower ground floor, electrics renewed throughout with underfloor heating in two bathrooms, a complete re-plumb of the property, new windows, including bespoke hard-wood sash windows, re-plastering throughout, aluminum made to measure seamless guttering, new boiler and central heating system, a new cast iron fire (and chimney lining) and a professionally landscaped gardens.

AGENTS NOTE; To the rear of the property is a detached two bedroom property which fronts onto East Hertford Street. The vendor would consider selling this along with 21 Chesterton Road if a potential buyer of 21 Chesterton Road was interested in buying both properties.

In detail the accommodation comprise:

Ground floor with front door with bespoke leaded fanlight over to

Reception hallway with decorative cornice and corbels, dado rail, radiator behind attractive lattice fronted box cover, stairs to first floor, door with staircase leading to the lower ground floor.

Sitting room 16'6" x 15'11" (5.04 m x 4.87 m) with bay and window to front with wide louvre shutters, cornice with decorative plaster pattern to area above picture rail, two radiators, marble fireplace with slate hearth and inset gas real flame solid fuel effect cast iron burner.

Dining room 16'2" x 14'0" (4.94 m x 4.27 m) with cornicing with decorative plaster panelling above picture rail, two radiators, period mantle piece with granite hearth and slate mantle shelf, built in shelving and cupboard with leaded glass panelled doors, French door with wide louvre shutters to rear garden, timber floorboards. Opening onto:

Kitchen/Breakfast room 20'4" x 11'0" (6.19 m x 3.35 m) a lovely space with two windows to side, comprehensive range of fitted wall and base units with composite stone work surfaces and upstands, tiled splashbacks, built in Cuisinemaster HAP5003 five ring range cooker with chimney extractor hood over, adjacent Adexa hotplate, integrated AEG microwave oven, space for American style fridge/freezer, under unit lighting, recessed ceiling spotlights, two radiators, part glazed door (with coloured glass detailing) to hallway, breakfast bar area, wide pine plank flooring.

Utility room 8'3" x 6'5" (2.51 m x 1.96 m) with window to side, part glazed door and window to rear garden, worktop with inset Butler sink and mixer taps, built in wall and base cupboards, space and plumbing for washing machine and dishwasher, extractor fan, recessed ceiling spotlights, radiator, cupboard housing the Vaillant gas central heating boiler, the Joule hot water cylinder and slatted wood shelving.

Cloakroom with WC, wash handbasin with tiled splashbacks, radiator, extractor fan, recessed ceiling spotlights.

Lower ground floor with stairs down from reception hallway to:

Lower ground hallway with part glazed door to front, recessed ceiling spotlights, radiator, radiator with shelf over, dado rail, laminate wood flooring with inset brush mat by front door.

Lower ground floor office/study 13'3" x 12'7" (4.05 m x 3.83 m) with sash window to front, recessed ceiling spotlights, radiator, built in adjustable shelving to two walls, laminate wood flooring, door to

Walk in storage area with glass bricks to front, lighting, recessed ceiling spotlights, laminate wood flooring.

First floor

Landing spacious split level landing, recessed ceiling spotlights, two radiators, dado rail, velux window to side, stairs to second floor, stained timber flooring.



Bedroom 1 12'2" x 14'1" (3.70 m x 4.29 m) with window to rear with shutters, built in shelved cupboard, period feature fireplace with tiled slips and granite hearth, radiator, picture rail, stained timber floorboards.

Bedroom 2 13'11" x 13'3" (4.25 m x 4.03 m) with two windows to front with shutters with views to river, two radiators, picture rail, double doors to built in wardrobe cupboard with hanging rail and shelving.

Bedroom 3 10'8" x 8'6" (3.26 m x 2.59 m) with part glazed French doors with Juliet balcony giving views over rear garden, velux window to side, radiator, double doors to built in wardrobe cupboard, door to

En suite shower room contemporary shower room with window to side, fully tiled shower area, chrome shower unit and large full length glass screen, WC, vanity wash handbasin with mirror over, extractor fan, chrome heated towel rail/radiator, recessed ceiling spotlights, tiled flooring with under floor heating.

Bedroom 4 10'1" x 6'11" (3.07 m x 2.10 m) with window to front, radiator, picture rail.

Family bathroom with window to side, panelled bath with fully tiled surround, contemporary trayless fully tiled shower area with central drain area, chrome shower unit and large glass screen, chrome heated towel rail/radiator, WC with high level cistern, wash handbasin with glass shelf over, extractor fan, attractive tiled flooring with under floor heating.

Second floor

Landing with window to rear, dado rail, laminate wood flooring, door to

Bedroom 5 13'11" x 11'2" (4.26 m x 3.41 m) + 10'1" x 6'11" (3.07 m x 2.10 m) with large velux window to front, window to rear, two radiators, eave storage cupboard, radiator, built in wardrobe with hanging rail and shelving, laminate wood flooring, further eave storage areas, door to

Ensuite shower room with velux window to front, fully tiled shower cubicle with chrome shower unit and glass screen, wc, wash handbasin, recessed ceiling spotlights, extractor fan, chrome heated towel rail/radiator, ceramic tiled flooring.

Outside Low maintenance gravelled area to front with box hedging and edging.

The sunny rear garden (approximately 55ft excluding the paved side return area) has been professionally planted and landscaped with a paved patio adjacent to the rear of the property leading onto an extensive brick paviour area (laid to a herringbone pattern) with attractively planted borders.

To the rear of the garden there is an open-sided covered area with useful store and potting area with a useful store and potting area. Power and lighting and security door leading onto Hertford Street for pedestrian access, bins etc.

Tenure The property is Freehold

Council tax Band G

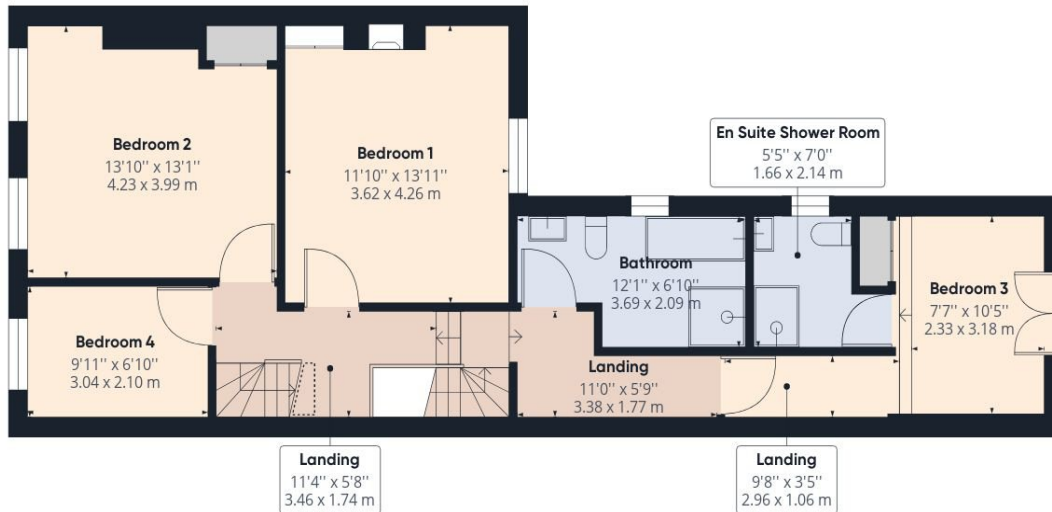
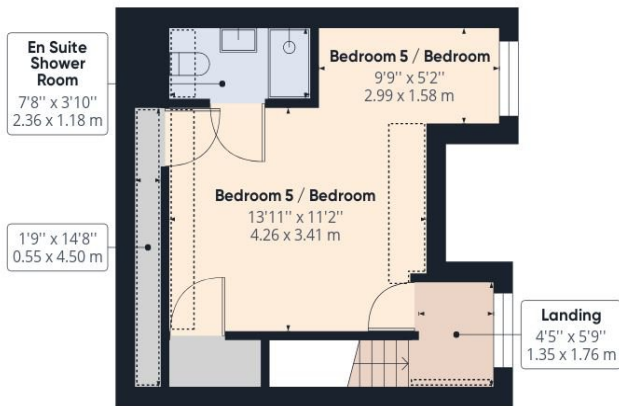
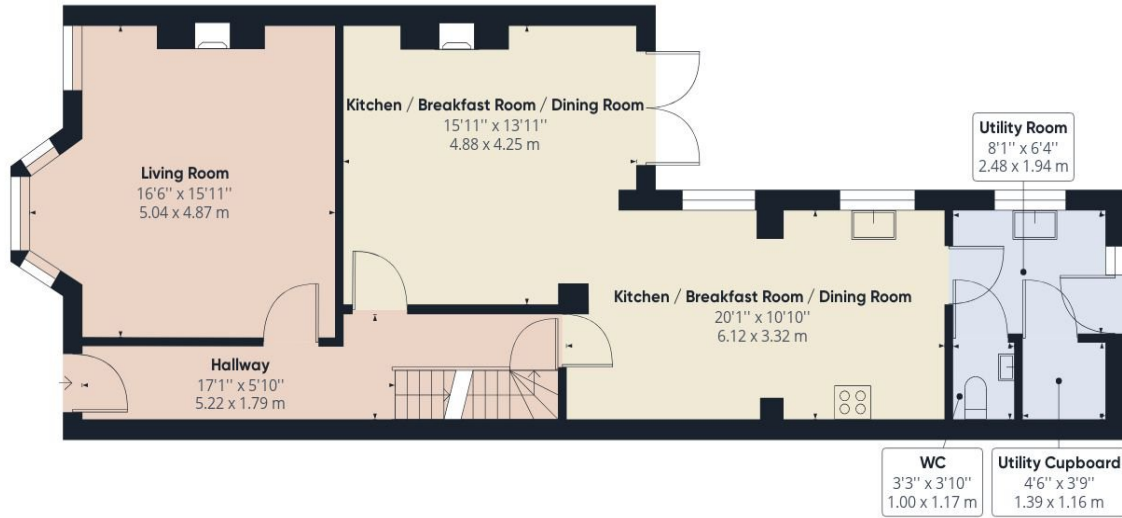
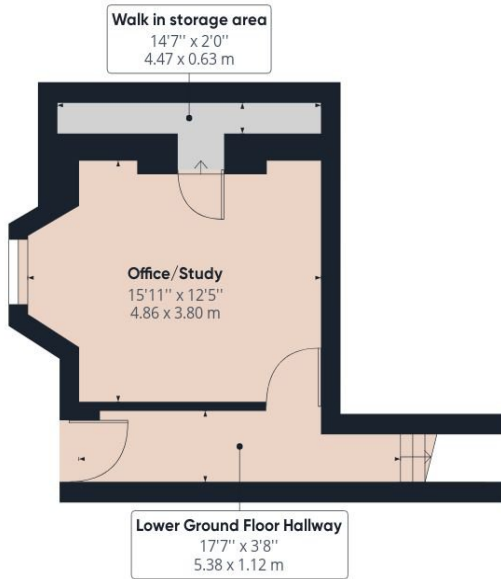
Services All mains services

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Approximate total area

2300.75 ft²

213.75 m²

Reduced headroom

69.33 ft²

6.44 m²

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested