

42 Kimberley Road, Cambridge, CB4 1HH

Guide Price £885,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A HANDSOME, BAY-FRONTED PERIOD HOME WITH PRIVATE REAR GARDENS, OFFERING EXCELLENT SCOPE FOR EXPANSION. LOCATED JUST NORTH OF THE RIVER IN THE DESIRABLE DE FREVILLE CONSERVATION AREA.

- End of terrace period home, built in 1901
- 3 bedrooms, 2 reception, 1 bathroom
- Landscaped rear garden with summer house
- Fibre to property
- No onward chain
- 1180 sqft / 109 sqm
- Open plan kitchen/dining room
- Plot size - 0.06 acres
- Residents permit parking scheme
- Excellent scope for ground floor expansion and loft conversion

This well-proportioned, end of terrace family home on Kimberley Road has a grand double bay façade and offers an exciting opportunity for significant expansion and modernisation.

The property has been well cared for by the current owners and is in good decorative order throughout, retaining attractive period features and benefitting from a high degree of natural light.

The property is set back behind an attractive walled garden with wrought-iron fencing, which provides screening and privacy from the street. A colourful stained-glass entrance door opens to a reception hall, which leads to all ground floor accommodation. A generous and open-plan reception room has a large bay window overlooking the front aspect, French doors opening to the rear garden, a working fireplace and bespoke recess cabinetry and book shelving. The kitchen/dining room has been extended and offers dual aspects and an open-plan layout. There is an extensive range of matching cabinetry and drawers, working surfaces, integrated appliances and an Aga range oven (converted to gas). Access to the garden is from the dining area.

Upstairs, the first-floor landing leads to a family bathroom and three elegant bedrooms. All bedrooms benefit from built-in wardrobes.

Outside, the rear garden is fully enclosed with side gated access. Landscaped gardens provide screening due to tall hedging and there are a variety of mature shrubs. There is a broad timber summer house, which could be easily converted to a home working space or studio room.

Agent's Note
The property is located in a conservation area.

Location
Kimberley Road is situated within the popular De Freville area of Cambridge, a predominantly late Victorian near central area of the city between the river Cam and Chesterton Road. The property is located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Nearby Chesterton Road includes a bakery and supermarket, along with the popular café "Stir" and equally popular bar "Thirsty". There are well regarded pubs and restaurants in the vicinity, which include two Michelin starred restaurants, Midsummer House and Restaurant 22, as well as the Fort St George and a popular live music/comedy venue at The Portland Arms.

Kimberley Road is just over 2 miles from Cambridge station where London King's Cross can be reached in 50 minutes and Cambridge North station is around 2.4 miles away.

Schooling is available for all age groups in both the state and independent sectors, which include Park Street and Milton Road Primary Schools which are feeder schools into Parkside and Chesterton Community Colleges respectively.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band -

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.

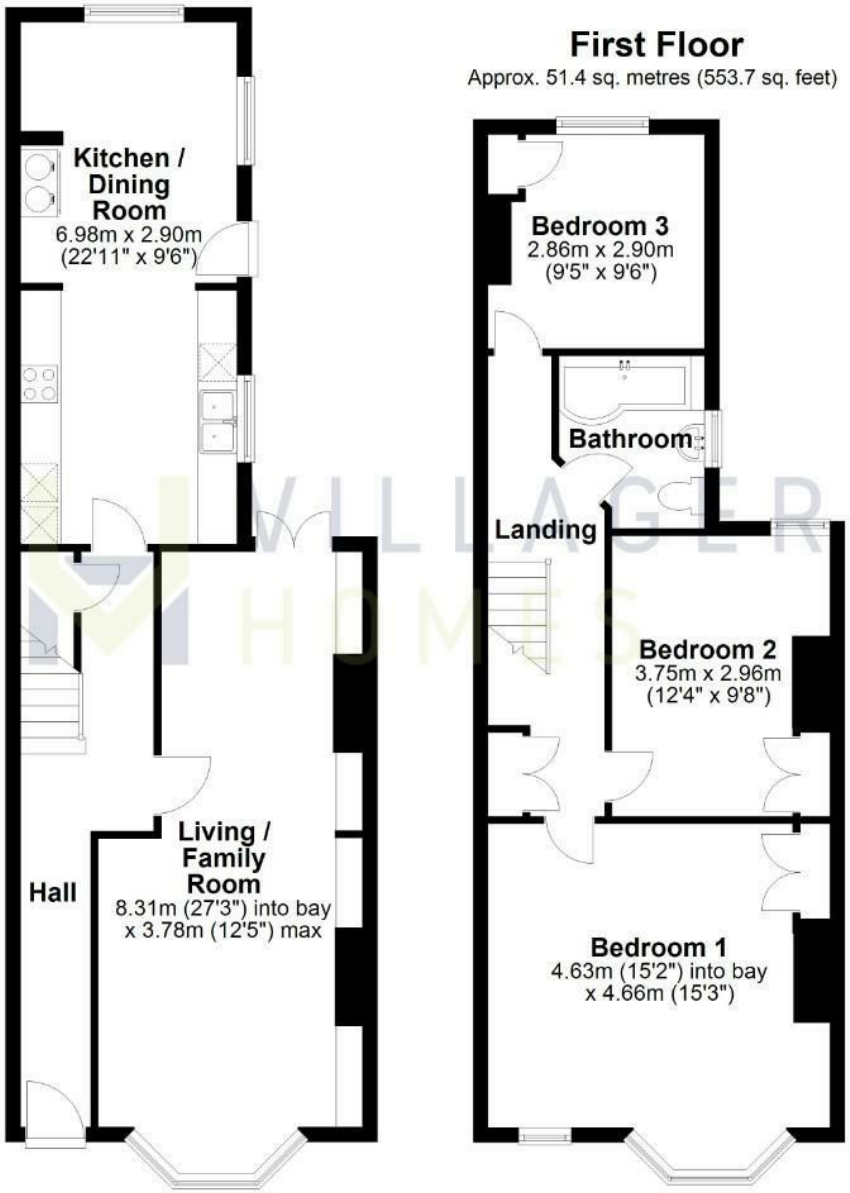






Ground Floor

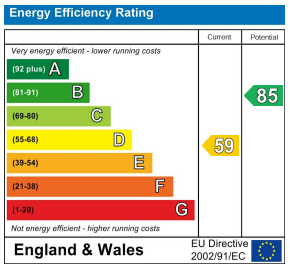
Approx. 58.2 sq. metres (626.4 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.7 sq. feet)

Total area: approx. 109.6 sq. metres (1180.1 sq. feet)



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.















