



Superbly situated late Victorian townhouse

4 Hertford Street, Cambridge CB4 3AG

Freehold





Drawing and dining rooms, breakfast room and fitted kitchen • Four bedrooms, including three doubles, second floor with en suite shower room • Extensive basement with large wine cellar • Residents parking

Local information

- About 100m from river Cam with Jesus Green beyond with ready access on foot or by cycle into historic city centre.

- Excellent shopping facilities in Cambridge including Grafton Centre and Grand Arcade shopping malls along with busy daily market.

- Schools in all age groups in both state and independent sectors in city centre including Park Street and Milton Road primary schools and Chesterton and Parkside Community colleges in catchment.

- Comprehensive range of cultural, sports and recreational amenities within Cambridge.

- Extensive well regarded restaurants, pubs and bars close by including Midsummer House and Restaurant 22 restaurants, Thirst and No:30 bars, an independent butcher and farm shop as well as a baker along with The Waterman pub and popular live music venue The Portland Arms all close by and within city centre.

About this property

4 Hertford Street is a late Victorian terraced townhouse constructed of Cambridge brick elevations with mainly timber double glazed sash windows and a tall, wide bay sash window to the front elevation beneath a slate roof. The property extends to approximately 1,708 sq ft of

well laid out family accommodation over ground, first and second floors. In addition there is a superb basement which lends itself to ample storage and the current owner has used this space as a large utility/laundry area. To the rear is a walk-in wine cellar which is beneath the breakfast room.

The house is slightly elevated and accessed via sandstone steps to the hallway which has moulded ceiling cornicing. The drawing room, situated to the front of the property has tall ceilings, a wide bay sash window and an open fireplace whilst behind, a spacious dining room (with concealed fireplace) has glazed double doors to the rear. The kitchen, which is fitted with a comprehensive range of wooden fronted cabinetry has a dual aspect with spaces for an oven and upright fridge freezer and accessed via the breakfast room which has original panelled recessed glass and crockery cupboards.

At first floor are three bedrooms, two of which are large doubles, the main bedroom, to the front has recessed built-in wardrobes and a wash basin along with a family bathroom adjacent, fitted with a coloured suite with extensive wall tiling. There is a WC located along the landing. There is also a large dual aspect bedroom at second floor with built in wardrobes and an en suite shower room.



The property, which has a wonderful feel and retains many original features including panelled doors has been occupied by the seller for around forty five years and could now benefit from some modernization. There is a gas fired central heating system in situ and the accommodation can be seen in greater detail on the attached floorplans. In addition, the property has solar panels fitted to the main roof so as to reduce running costs and also a solar battery to store electricity situated within the basement. The solar installation enjoys the original Feed-In Tariff, which lasts for another 10 years at the highest rate for both generation and export.

The property is set slightly back, in an elevated position beyond a shallow frontage, 'enclosed' by mature lavender to the front. The rear garden is mostly walled and designed with low maintenance in mind, is mainly paved along with flower and shrub beds and a mature winter flowering pink blossom tree. There is side pedestrian/cycle access leading to East Hertford Street. There is a residents permit parking scheme in operation.

Tenure

Freehold

Local Authority

Cambridge City Council: Band G

Viewing

Strictly by appointment with Savills





Approximate Area = 158.7 sq m / 1708 sq ft (Including Eaves)
Cellar = 49.5 sq m / 523 sq ft
Total = 208.2 sq m / 2231 sq ft
Including Limited Use Area (44.8 sq m / 482 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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