



Beautifully presented house with south facing garden

52 Hartington Grove, Cambridge CB1 7UE



Open plan kitchen/dining room • Sitting room with large bay window • Four bedrooms • South facing patio garden • Resident's parking

Local information

- Well situated for well-regarded schools in both the state and independent sectors.

- Biomedical campus and Addenbrookes 1 mile away.

- Cambridge station 0.8 miles away with regular services to Stansted, London, Birmingham and others.

- Everyday shopping available down Hills Road or Cherry Hinton Road.

- Cambridge market square and city centre 1.7 miles away.

(all distances and times are approximate)

About this property

52 Hartington Grove is a modernised Victorian mid-terrace house, set back nicely from the pavement behind a low wall. The tiled hallway leads through to the open plan kitchen/dining room with large kitchen island and ample space for a dining table. The kitchen is well equipped with two integrated fridges, an integrated freezer, a dishwasher and two sinks. Along the right hand side of the room, is a built in, full length cabinet which offers really good storage and also houses the washing machine. There is a downstairs loo discreetly tucked away under the stairs.

At the far end of the kitchen are two fully glazed patio doors with integral fitted blinds which take you out to a newly laid, south

facing patio garden – a real sun trap. There is a fully insulated shed with electric power and a separate storage area for bins so that they are tucked away out of sight. A wooden gate links up to a rear passageway, handy for bike access.

At the front of the house is a very light and airy sitting room with original fireplace and bay window. Glazed doors lead through to both the hallway and the kitchen/dining room, creating a circular space, great for entertaining.

At first floor level are two good sized double bedrooms, the largest of which is at the front of the house with two large windows bringing in plenty of light. Bedroom three offers rear views of the garden.

Both bedrooms are served by the family bathroom, with a freestanding bath, a built in TV, and separate large walk in shower as well as twin sinks.

The loft conversion is a large, light double bedroom with en suite shower room. Just next door is a further single bedroom which would work well as a nursery, but is currently used as a walk in wardrobe with rails and wardrobes along both sides.

Resident's parking is available on the street.

Viewing

Strictly by appointment with Savills

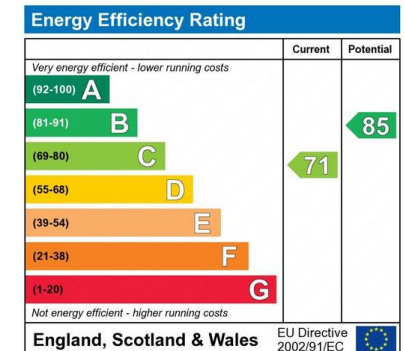




Approximate Floor Area = 126.4 sq m / 1360 sq ft



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