



26 Marshall Road
Cambridge, CB1 7TY

Guide price £850,000

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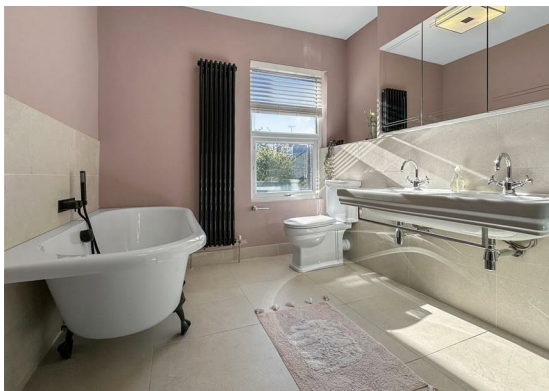
Cambridge, CB1 7TY

- Bay fronted Victorian house
- 6 minutes by bike to Addenbrookes and the Station
- 4 double bedrooms
- EPC rating C

An extended and stylish 4 bedroom bay-fronted Victorian home, with a fantastic loft conversion, in a prime position, just off Hills Road.

Offering 1300 sq. ft of well-planned space across three floors, this beautifully appointed house has four double bedrooms and open-plan living space.

The hallway leads to the living room with a bay window to the front, the dining/family room has a cast iron fireplace and a useful understairs cupboard and storage. A roof light and a fully glazed door make the space wonderfully bright. The kitchen is particularly attractive and has been refitted with white units with carefully selected splash back, and wood and granite worktops. There is an oven, induction hob, extractor, and integrated dishwasher and microwave. Beyond the kitchen is a useful utility room and a cloakroom and WC.





On the first floor, there are two double bedrooms, one has an attractive fireplace. The family bathroom is a fantastic room with a freestanding bath, separate walk-in shower and twin vanity basins.

On the second floor are two further double bedrooms, both have built-in cupboards and one has extensive fitted storage, there is a well-appointed shower room and WC.

The house has a sprinkler system, double-glazed windows and gas central heating with several attractive radiators. The majority of the house has wood effect and tiled floors and the decor is neutral.

At the front, there is a small garden, perfect for bikes. The south-facing garden is lovely and has been landscaped to make it easy to maintain. There are paved and graveled areas, raised planters and a shed. There is also a gated pedestrian access.

SAT NAV: CB1 7TY. What3words: ///keep.scale.gifts



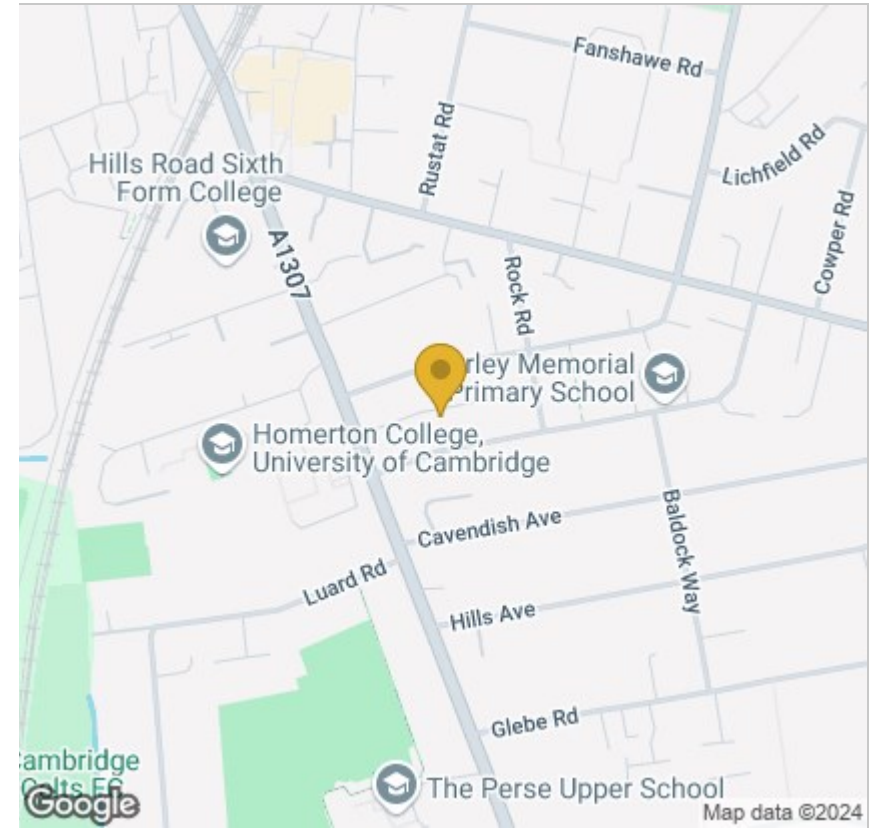
Floor Plan



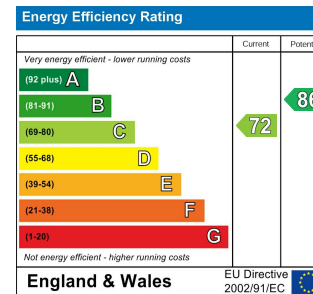
Total area: approx. 123.8 sq. metres (1332.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

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