



8 Woodlark Road
Cambridge, CB3 0HS

Guide price £850,000



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- 4 bedrooms and 3 reception rooms
- Large garden
- Excellent location

A 4-5 bedroom 1930s semi-detached house, with a large extension and loft conversion, providing 1576sq ft of family space and situated in a fabulous location just off Huntingdon Road.

This attractive family home has been altered and extended to provide excellent space with a large southeast-facing garden. The accommodation retains much of its original character and includes: A hallway with an original stained glass door, stairs to the first floor and a useful cloakroom and WC. The sitting room has a bay window and a fireplace with a gas fire (currently blocked) there is fitted shelving on either side of the fireplace. The family room has a fireplace and leads to the sunroom extension which has a vaulted ceiling with Velux, tiled floor and doors to the garden.

The kitchen/dining room is a good size, it has a part vaulted ceiling and Velux roof lights, plenty of fitted cupboards and worktops and space for appliances. The kitchen has a door to the front and also leads, at the rear, to a useful utility space/lobby with a door to the garden and further access to the garden room, which has doors to the garden. This would make an ideal playroom, fifth bedroom or a great home working space.

On the first floor, there are 3 bedrooms, two are doubles and have plenty of fitted wardrobes and the front bedroom has a lovely bay window. The family bathroom has





a white suite, a shower over the bath and there is a separate WC. On the second floor, there is a landing and bathroom with shower and WC and a good size bedroom with storage cupboard and velux to the rear.

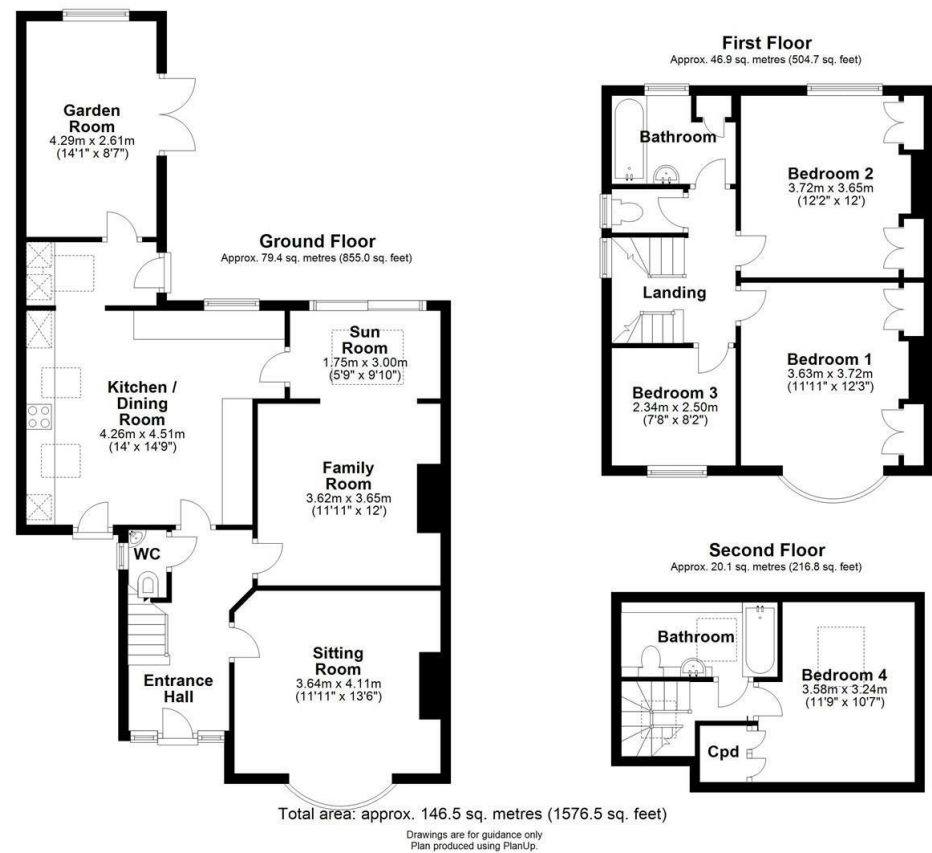
There is double glazing and central heating, there are stripped floorboards in several rooms and original doors and picture rails too.

Outside, at the front, there is a small low maintenance garden and a driveway for parking, a pathway and gate leads to the side and rear garden which is a really good size. There is a patio, a shed, a greenhouse and fruit trees. It is mainly grassed as is enclosed.

Woodlark Road is off Huntingdon Road and has become one of the most eagerly sought-after roads on the north side of the city. It is within walking distance of Mayfield School and the catchment for Chesterton Community College. Despite its proximity to the city centre is a quiet residential area popular with families. Access to the city is easy on foot or by bike. The A14 is only a few minutes away and there is good local shopping at both Histon Road and Eddington. SAT NAV: CB3 0HS ///farm.circle.across



Floor Plan



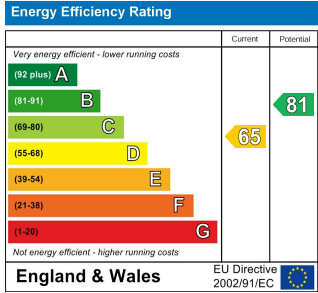
Area Map



Viewing: 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

Energy Efficiency Graph



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