

45 Beaumont Road
Cambridge, CB1 8PU
Guide price £995,000

45 Beaumont Road Cambridge, CB1 8PU

- 5 beds, 3.5 baths, 3 recep
- 687 sqm / 0.17 acre
- No onward chain
- Excellent local schooling

A substantial 1960's house of 2050 sqft/190 sqm, plus a garage, generous driveway & garden backing onto playing fields of The Netherhall School, available with no onward chain.

No.45 Beaumont Road represents an exciting opportunity to acquire a generous family home, occupying a superb plot & situated within striking distance of the historic City Centre & its wealth of attractions. The property has been extended over the years & offers versatility to suit individual purchaser's needs.

The accommodation briefly comprises 3 reception rooms including a dual aspect living room, finished with parquet flooring & a feature gas fireplace, contrasted by attractive tiled inserts. There is a shower room off from the main entrance hall, as well as a boot room adjacent to the integral garage, leading onto a useful utility room which has plenty of storage. The kitchen/breakfast room has a vaulted ceiling, a comprehensive range of units & various appliances included within the sale.

Upstairs the accommodation is arranged over 2 floors, the first housing 4 bedrooms & the main bathroom. Bedroom 2 includes an en suite & a large walk-in store.





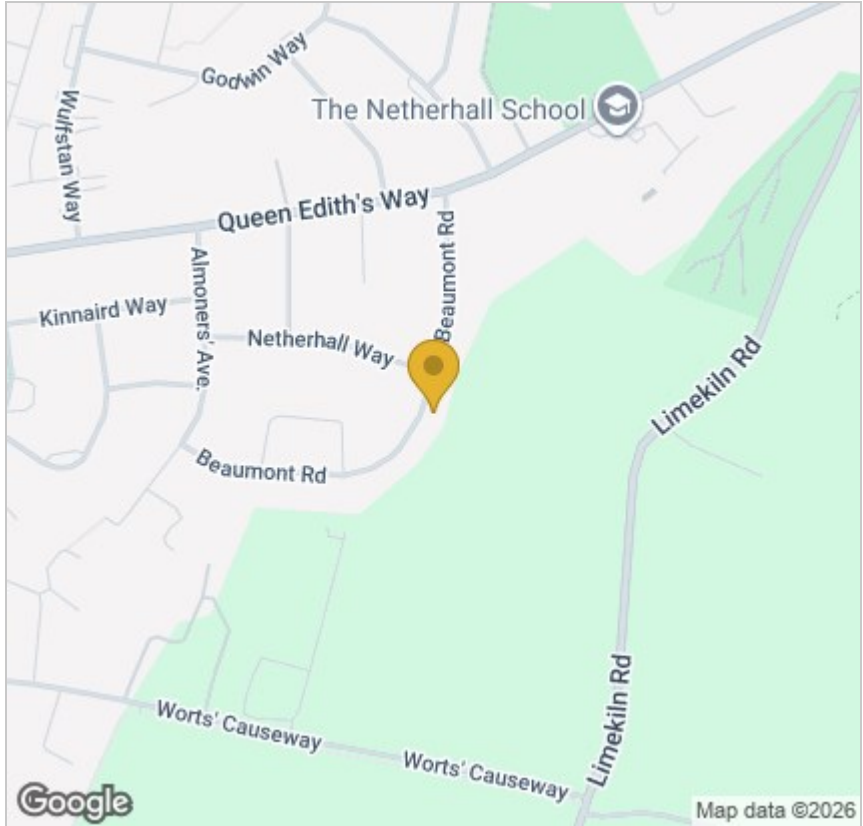
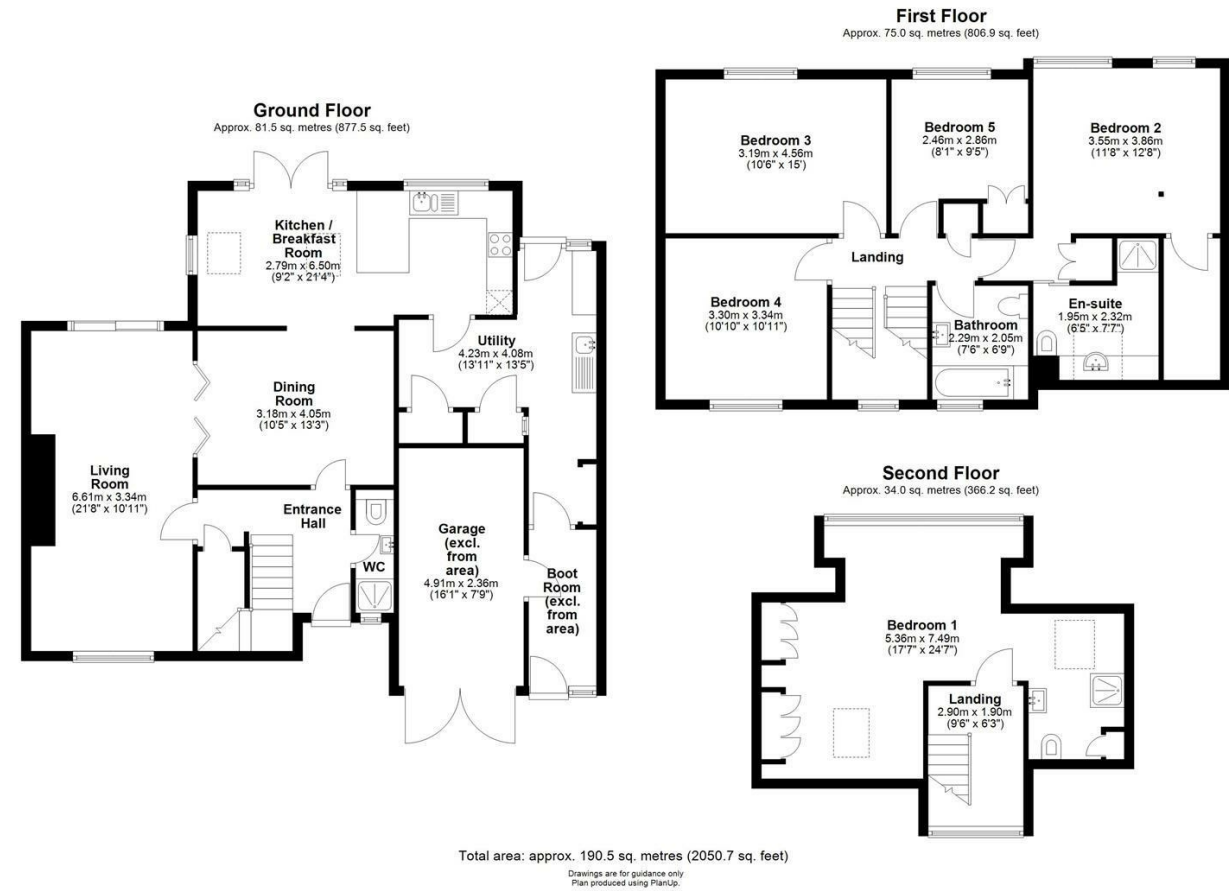
The master bedroom is on the second floor, also has an en suite & offers panoramic views over the garden & playing fields.

Outside there is ample off-street parking with access to the garage & gated side pedestrian access to the rear garden, with a terrace, lawns, beds & shrub borders, as well as a shed.

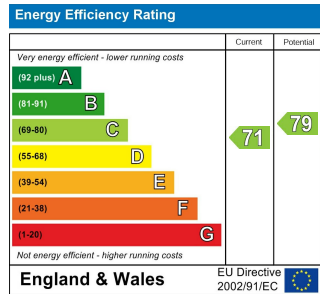
Beaumont Rd is located off Queen Edith's Way, close to Addenbrooke's, the railway station & just 2 miles from the City Centre.

Widely acknowledged as one of Cambridge's most popular residential areas south of the city, the area offers an excellent range of local facilities including day-to-day shops on Wulfstan Way, schooling at Queen Edith's Primary with secondary provision at The Netherhall, both of which are Ofsted rated as 'good'. Hills Road (1.3 miles) & Long Road (1 mile) Sixth Form Colleges are also within easy reach.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com