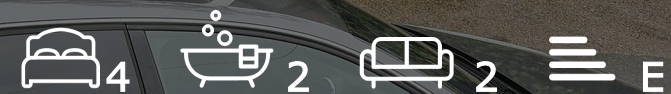




25 Chesterton Hall Crescent
Cambridge, CB4 1AW

Guide price £1,250,000



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Cambridge, CB4 1AW

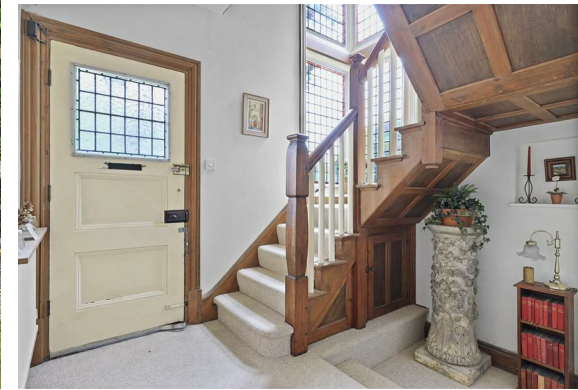
- Four bedroom detached house
- Garage and gardens
- Chesterton catchment
- No chain

A detached, Edwardian family house of about 1600 sq. ft, with a large garden and double garage, located just 3 minutes by bike from the river and within the catchment of Chesterton Community College.

This attractive and unusual four-bedroom "Arts and Crafts" house is both stylish and interesting. It boasts lots of potential and scope to enlarge or adapt to suit a purchaser's specific needs, and all within a first-class residential location.

The accommodation is well laid out and has a wonderful reception hall with large stained glass windows, the living room has a large bay window and striking exposed beams, wall panelling and an open fireplace. The dining room is a good size and also has a fireplace with tiled slips. Double doors lead to the garden room, which has access to the garden.

The kitchen/breakfast room is well-appointed with fitted cabinets and worktops, and a pantry. Double doors lead to the rear terrace and a sunroom. Off





the hall is a recently refitted shower room and WC.

There are four bedrooms upstairs, and the main room has a large bay window. Bedroom two has a feature fireplace and overlooks the rear garden. The family bathroom has a shower over the bath and there's a separate WC.

The house has gas central heating.

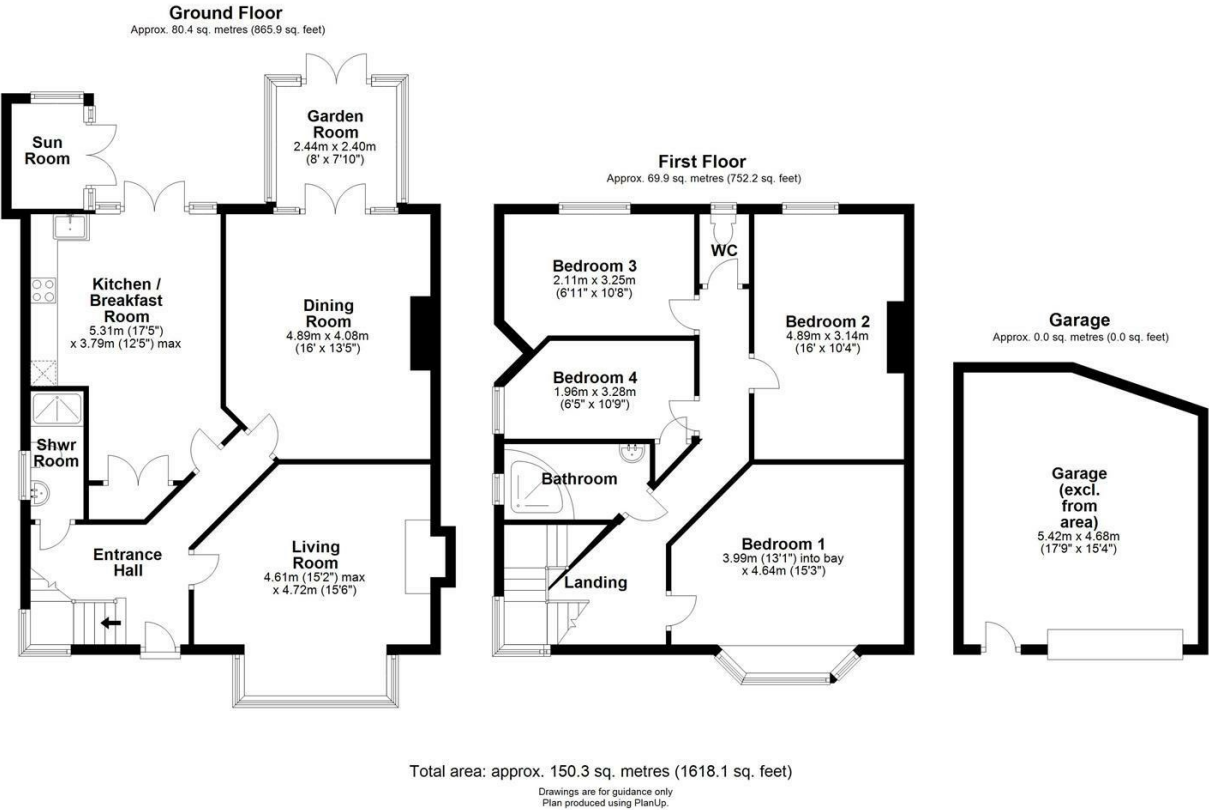
Outside, at the front, there is a low-maintenance garden and low walling. A narrow driveway, shared with the neighbour, leads to the South-West rear garden, which is mature and private. There are numerous mature shrubs, plants and trees as well as lawned areas. There is a pond and, paved terrace adjoining the rear of the house. At the end of the driveway and garden is a large, detached garage, ideal for storage or a car, but perfect for conversion to a studio or annexe (subject to consent).

Agents note: we are advised a residents parking scheme will be enforced in the next few weeks.

What3words: ///window.below.studio



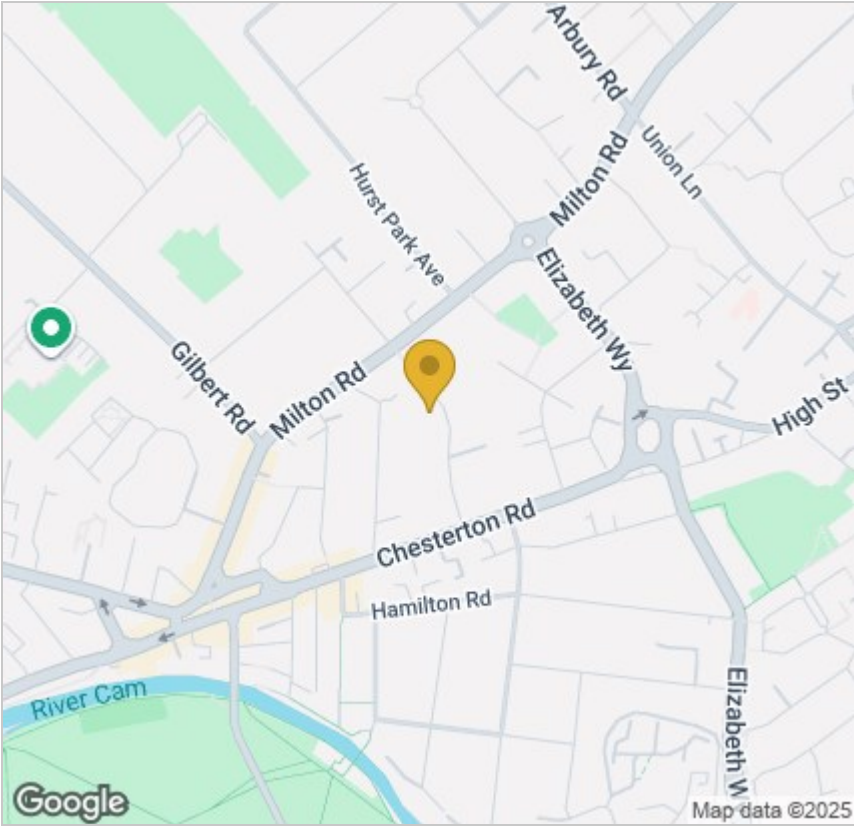
Floor Plan



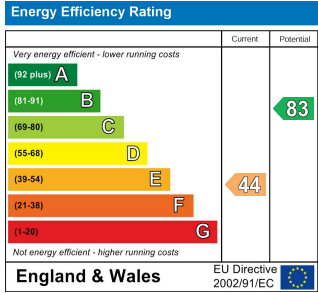
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: F

Area Map



Energy Efficiency Graph



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.

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