

84 BARTON ROAD,  
NEWNHAM

  
BIDWELLS



**A refurbished and superbly presented detached bungalow delightfully situated, set well back from the road, in one of Cambridge's most highly sought after residential areas.**

City centre 1 mile, M11 (junction 12) 1.25 miles, Mainline Railway Station (King's Cross and Liverpool Street lines) 1.5 miles (distances are approximate).

### **Property Summary**

Gross internal floor area: 1,435 sq ft (133 sq m).

- Open Plan Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Master Bedroom with Dressing Room and En Suite Bathroom, 2 Further Bedrooms, Shower Room.
- Outside: Off Street Parking for up to 3 Vehicles, Enclosed Garden.

Please read Important Notice on the floor plan page



**84 BARTON ROAD,  
NEWNHAM,  
CAMBRIDGE CB3 9LH  
£895,000 (GUIDE PRICE)**

## Description

This highly individual single storey residence was built in the mid 1980s and is constructed with brick elevations under a tiled roof. The present owners purchased the property in 2015 and have since carried out a comprehensive programme of alterations and refurbishment. Finished to a high standard, works undertaken include the reconfiguration and refitting of the kitchen, the addition of a utility room, the refitting of the shower room and en suite bathroom, new central heating system and double glazed windows.

## Outside

84 Barton Road is set well back from the road and is approached over a gravelled driveway, shared with Wolfson College (86), as shown hatched on the site plan. The property enjoys off street parking for up to 3 vehicles to the front and gated access to an enclosed courtyard which is mainly paved and contains a variety of well stocked flower and shrub beds. There is also a covered bicycle/log store. A pathway to the side, bordered by flower and shrub beds leads to a small courtyard and garden shed to the rear.





## Property Highlights

- Beautifully presented accommodation which has a light and airy feel throughout.
- Spacious dual aspect Sitting Room 18'6" x 16' (5.65 m x 5.87 m) with large sliding glazed doors to front courtyard, archway to dual aspect Dining Room and fireplace with inset wood burning stove, slate hearth, timber surround and mantle.
- Stylish Kitchen with range of matching handleless cabinet and soft closing drawers, tiled floor and integrated appliances comprising Bosch dishwasher and Siemens double oven, microwave, four ring ceramic hob and full height fridge/freezer.
- Excellent Master Bedroom with adjoining Dressing Room, fitted with floor to ceiling wardrobes, and access to spacious En Suite Bathroom.
- Extensive Attic space providing excellent storage facilities.
- Innovative easy clean reversible double glazed windows.
- Gas fired central heating.
- Security alarm system.
- Off street parking for up to 3 vehicles.
- Walking distance to city centre (1 mile away) and bus stop situated adjacent to the property.
- NO ONWARD CHAIN.

Gross Internal Area 133 m<sup>2</sup> ( 1435 ft<sup>2</sup>)



- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation

NOT TO SCALE: For guidance purposes only

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**Important notice**

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### Location

The property lies to the west of Cambridge city centre within the coveted Newnham area, which is within the list of Sunday Times best places to live 2017. Local facilities include a post office, chemist, bakers, butchers, grocers, small supermarket and a primary school. Lammas Land Recreation Ground, with a large children's play area, tennis court and paddling pool is also within close proximity.

The historic city centre is only a short walk away (about a mile) and provides an attractive combination of ancient and modern buildings, colleges, winding lanes and extensive shopping facilities. There is a regular daily circular bus service into the city centre available adjacent to 84 Barton Road. The property is also extremely well placed for many of the Colleges, University Departments, The Backs and delightful walks along the River Cam to the nearby village of Grantchester. An excellent choice of schools for all ages are within 3 quarters of a mile including St. John's, King's, The Leys, The Stephen Perse Foundation, St Mary's in Newnham Croft.

London commuters are well served with a mainline railway station about 1.5 miles away providing services to King's Cross and Liverpool Street in about 52 minutes and 67 minutes respectively. The M11 (junction 12) is about 1.25 miles away and provides good access to Stansted Airport and the M25.

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

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Stonecross, Trumpington High Street,  
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### Additional Information

#### Local Authority

Cambridge City Council  
01223 457000

#### Outgoings

Council Tax Band: F  
Council Tax Payable  
2017/2018: £2,355.47

#### Services

All mains services are connected to the property.

#### Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings including curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

#### Energy Rating E

#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

#### Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.