



Haymarket Road, Cambridge
£925,000 Freehold

**Sharman
Quinney**

Key Features



- Open plan kitchen / living room
- Three well-portioned bedrooms
- En-suite to principal bedroom
- Downstairs dedicated Study
- Immaculate finish thought-out

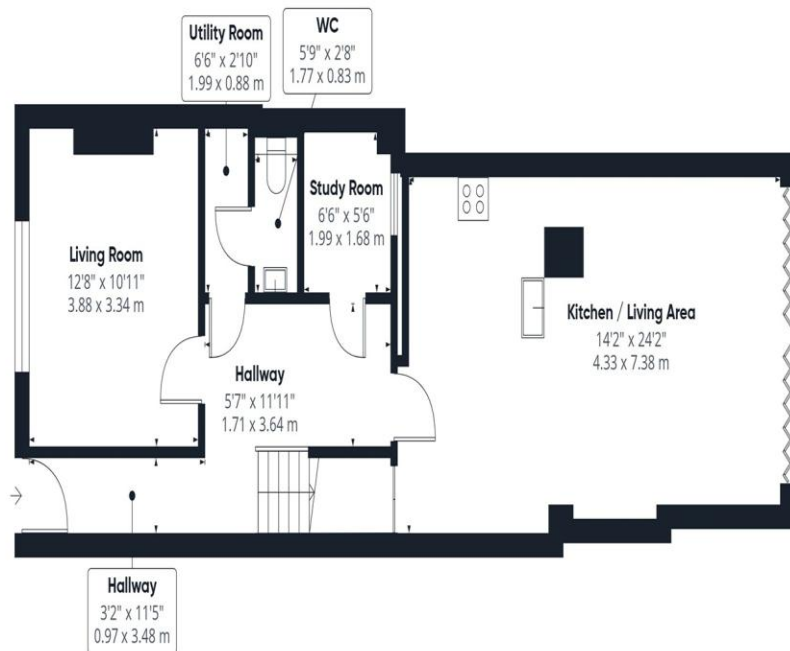
An elegant Edwardian townhouse offering versatile accommodation across three floors, ideally positioned in one of Cambridge's most desirable central locations. Blending original character with modern enhancements, the property enjoys a private south-facing garden and is available with no onward chain.

The accommodation begins with a welcoming entrance hall, complete with a cloakroom/WC. To the front of the home, the charming living room showcases period features and provides a comfortable space to relax, while a separate reception room offers flexibility as a study, playroom or snug. Extending across the rear of the property is an impressive open-plan kitchen and dining space, thoughtfully designed for modern living with a range of fitted units, integrated appliances and bi-fold doors opening directly onto

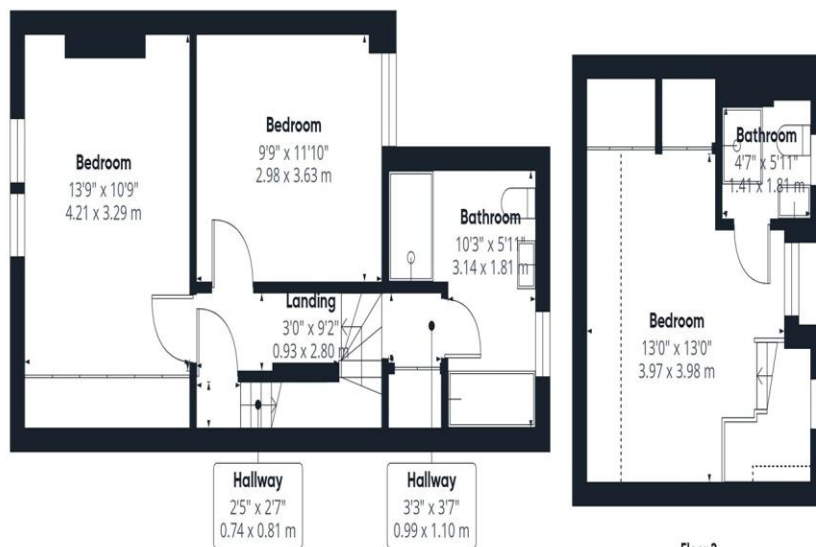


the rear garden. A useful storage and utility area is tucked neatly beneath the staircase. Occupying the first floor are two spacious double bedrooms, both served by a well-appointed family bathroom. The second floor provides an additional double bedroom alongside a separate shower room, creating an ideal layout for growing families, visiting guests or those seeking dedicated home-working space. To the rear, the south-facing garden has been designed for ease of maintenance and offers a private setting for outdoor dining and entertaining. Gated rear access adds further practicality. Haymarket Road is a highly regarded residential street situated within easy reach of the city centre. The River Cam, Jesus Green and the historic college buildings are all nearby, while an excellent selection of independent cafés, restaurants and everyday amenities can be found within walking distance. The area also benefits from residents' permit parking and convenient access to Cambridge's extensive transport links. Offering a rare combination of character, space and location, this beautifully maintained home presents an exceptional opportunity to secure a period property in the heart of the city.

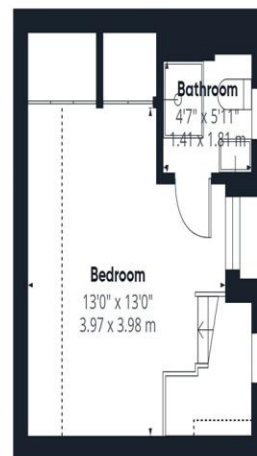




Floor 0



Floor 1



Floor 2



GLA[®]

1529.38 ft²

142.08 m²

Total

1529.38 ft²

142.08 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Reduced headroom

..... Below 5 ft/1.5 m

Areas with headroom below 5 ft/1.52 m are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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