



81 HERTFORD STREET
Cambridge

Carter Jonas

81 HERTFORD STREET, CAMBRIDGE, CB4 3AF

– Jesus Green – approx. 0.1 mile
– Cambridge North Railway Station – approx. 2 miles by bicycle

4 Bedrooms • Large through reception room • L-shape kitchen family room • Garage • Enclosed garden • EPC rating D

DESCRIPTION

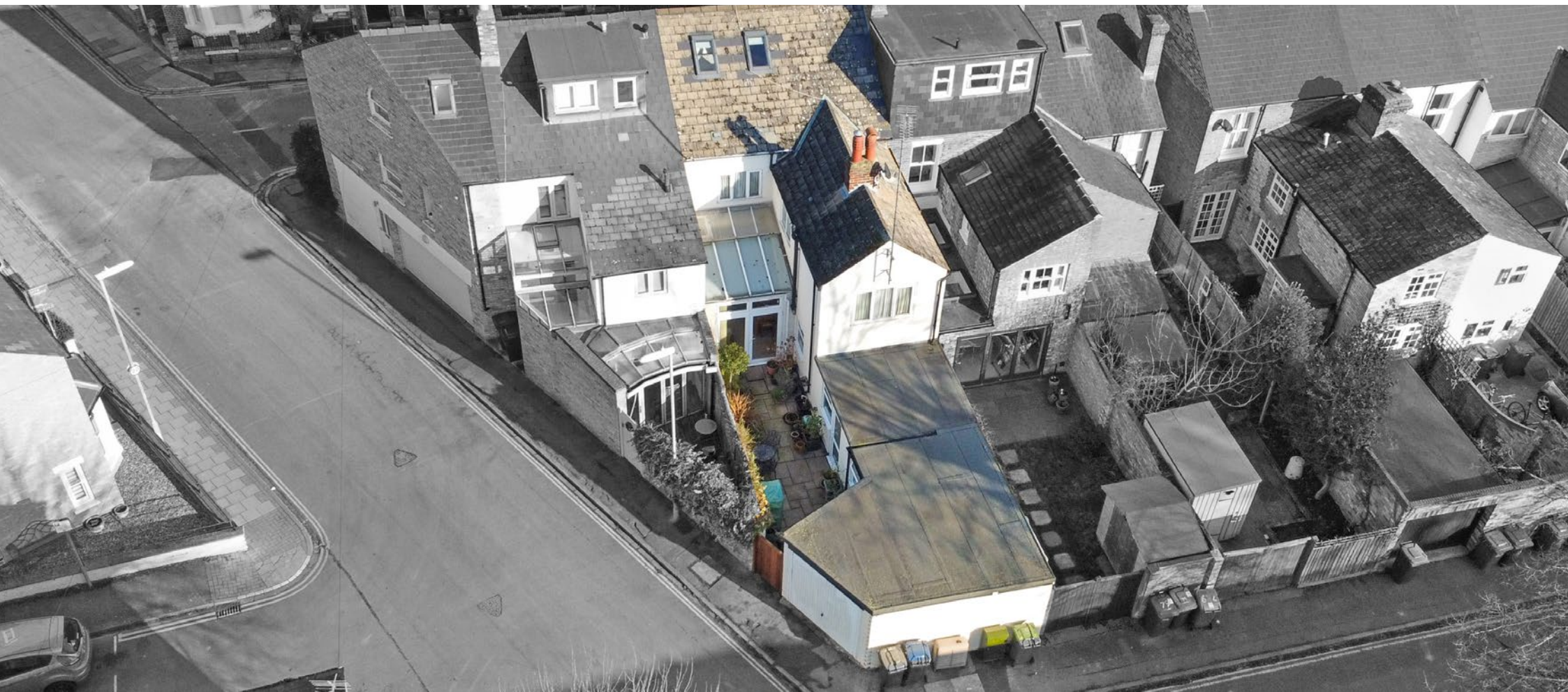
Hertford House is a characterful Victorian property, forming part of this particularly desirable city centre terrace. The property offers spacious accommodation throughout and provides a great opportunity for the new owner to create their forever family home.

The ground floor accommodation is incredibly spacious and includes a bright and airy, bay-fronted through reception room, a particularly generous kitchen family room which is ideally suited for entertaining and everyday family life. Beyond the kitchen, there is a useful utility room and separate shower and W.C. A large inner passage, which is accessed from the front of the house and leads through to the kitchen family room, provides a fantastic, secure storage area for bicycles.

Arranged over the upper two floors, there are four bedrooms, three of which are generously proportioned double rooms and a large family shower room. The two larger double bedrooms are situated on the first floor and are each fitted with a range of built-in wardrobes. The remaining double bedroom occupies the entire second floor and is accessed via a private hallway. The smallest of the bedrooms is a good size single bedroom and would also be ideally suited for use as a study or nursery.

ATTRACTIVE BAY FRONTED CITY HOME WITH PRIVATE GARAGING, SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL ADDRESS, JUST NORTH OF THE CITY CENTRE.







OUTSIDE

This charming family home sits back from the road behind a small walled garden with a tiled pathway leading to the front door. On the opposite side of the bay, a door provides access to the internal passageway. The rear garden is fully enclosed and provides a low maintenance outdoor space. There is gated rear access and a single garage which is accessed from Magrath Avenue.

LOCATION

Hertford Street is a quiet residential area, just north of the River Cam and offers easy access into the city centre by foot or bicycle via Jesus Green. There are a wide range of local shops and other amenities nearby and the property is ideally located for access to many university colleges and departments. London commuters benefit from a regular and direct train service from Cambridge station with journey times from just 50 minutes.

ADDITIONAL INFORMATION

Tenure: Freehold

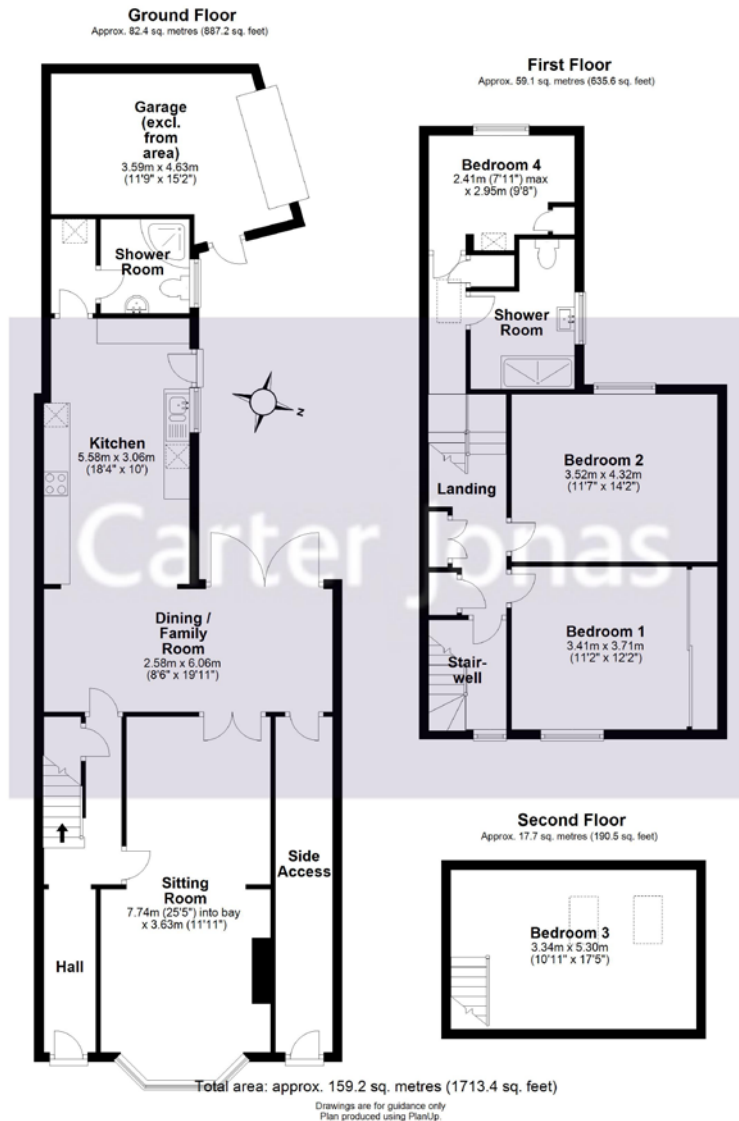
Services: All mains services are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 472011







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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