



**84 GIRTON ROAD**  
Girton, Cambridge

**Carter Jonas**



## 84 GIRTON ROAD, GIRTON, CAMBRIDGE, CB3 0LN

- Cambridge City Centre - approx. 1.5 miles
- Cambridge North Railway station - approx. 4 miles
- M11 - approx. 1 mile

Sitting room • Dining room • Conservatory • Kitchen/ breakfast room • Study • Utility • Ground floor bathroom • 3 Bedrooms • Garden studio • Large rear garden with side access • Ample off-street parking • EPC rating E

### DESCRIPTION

This conveniently located 3 bedroom property offers spacious and versatile accommodation laid out over two floors. The house has been extended by the current owner to increase the open plan ground floor living space which includes a fitted kitchen/breakfast room and a large dining room leading round to the sitting room with cast iron fireplace. There is also a study and, via sliding doors from the dining room, a conservatory opening to the garden, a utility area and a good-size bathroom.

On the first floor are 3 bedrooms, all with very pleasant open outlooks and one with fitted wardrobes.

### OUTSIDE

The property is approached over a paved driveway providing parking for at least two cars. It is screened to the front by mature hedges and enclosed on either side. There is a pedestrian gate to the side opening to the rear gardens. The large gardens are mainly laid to lawn with a terrace to the back of the house providing secluded al-fresco dining area. Pleasantly landscaped with feature pond and pergola, the gardens are fully enclosed and ideal for children and pets. There is a garden shed providing storage and a garden studio, the perfect place for working from home and for hobbies etc. There are very pleasant outlooks from the front of the house across the college playing fields.

**MODERN, 3 BEDROOM SEMI-DETACHED HOME WITH SPACIOUS AND BRIGHT ACCOMMODATION OCCUPYING A LARGE PLOT IN THIS HIGHLY FAVOURED RESIDENTIAL LOCATION.**



### LOCATION

Girton Road is situated between Huntingdon Road and the village of Girton. It is ideally located for access to the city centre, the university departments and good local schooling. There is also excellent local amenities including convenience stores, supermarkets and public houses. For those looking to commute, there is the railway station at Cambridge north, useful cycle paths as well as good rail links via the M11.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

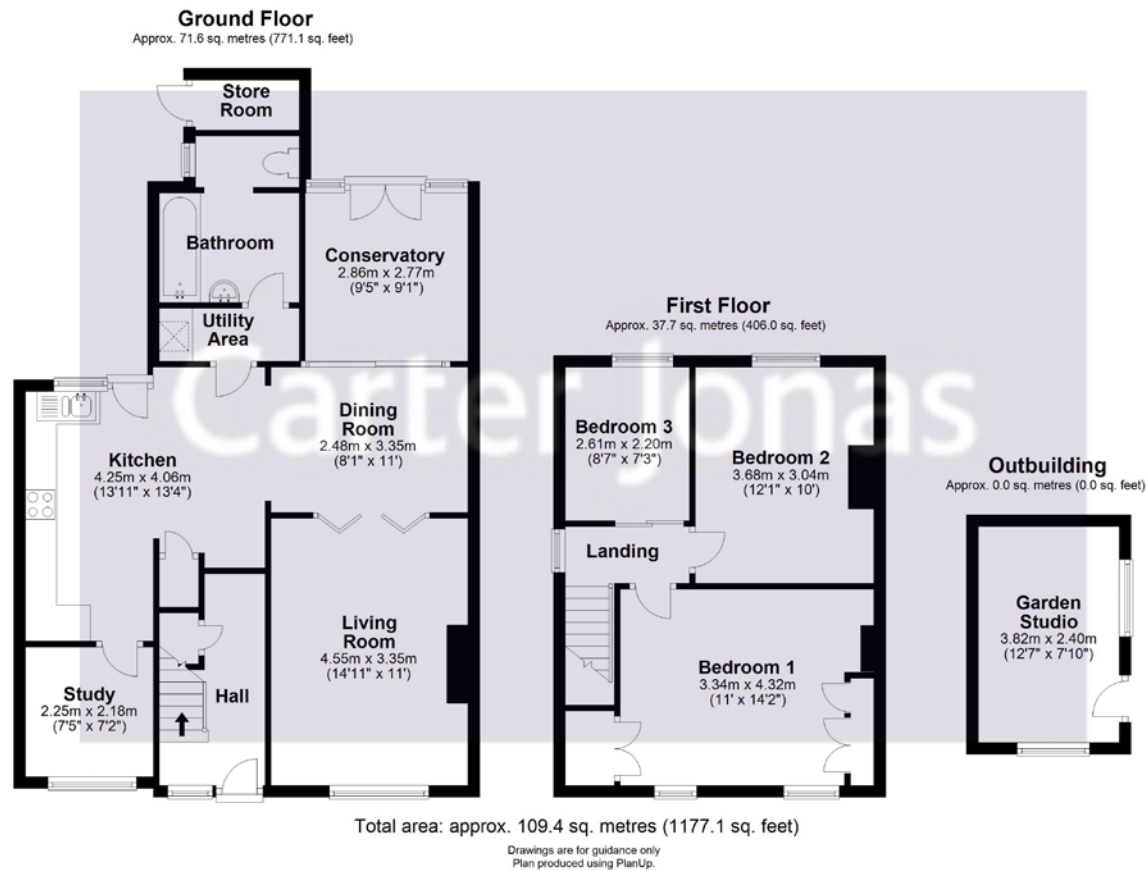
**Services:** Mains water, electricity, gas and drainage

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the selling agents  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Cambridge North 01223 472011**  
cambridgenorth@carterjonas.co.uk  
1 Histon Road, Cambridge, CB4 3BF

**carterjonas.co.uk**  
Offices throughout the UK

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