

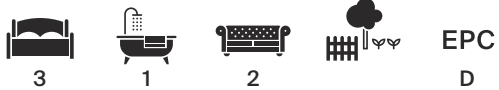


Eden Street,
Cambridge, **CBI**

65 Eden Street, Cambridge, CB1

Knight Frank are pleased to offer this stylish terrace home, with no upward chain, situated in the highly regarded central Kite area.

Eden Street, which forms part of a conservation area, is a well-situated, no-through road, lying close to the Grafton Centre and Parker's Piece and within cycling or walking distance of the city centre and many other facilities offered by the University. There is a good range of local shopping in the immediate area, with open spaces to Parker's Piece, Christ's Piece and Midsummer Common nearby. Eden Street is a charming road, retaining a village atmosphere with an eclectic mix of families, professionals and academics.



Tenure: Available freehold

Local authority: Cambridge City Council

Council tax band: E

Services: Mains gas, electricity and water





This traditional terraced home hides an imaginative modern extension while retaining the expected Victorian characteristics with exposed wooden floorboards, sash windows, and feature fireplaces. The entrance hall leads into an open sitting/dining room featuring a sash window to the front elevation. A superb kitchen/breakfast room, accessed by the hallway and dining room, features a vaulted ceiling with velux style windows, a flagstone floor, base and central island cabinetry with built-in appliances and stone worktops. Doors lead onto the courtyard beyond, creating a naturally bright area. Three generous bedrooms are on the first floor, serviced by a modern re-fitted bathroom.

The rear garden has been thoughtfully and skilfully arranged, providing a low maintenance and ideal entertaining space, with rear pedestrian access. A pathway edged by stone coverings, with mature bush and flower borders leads from the paved eating area.

Planning permission has been granted for a roof extension. Cambridge City Council ref: 23/00740/HFUL

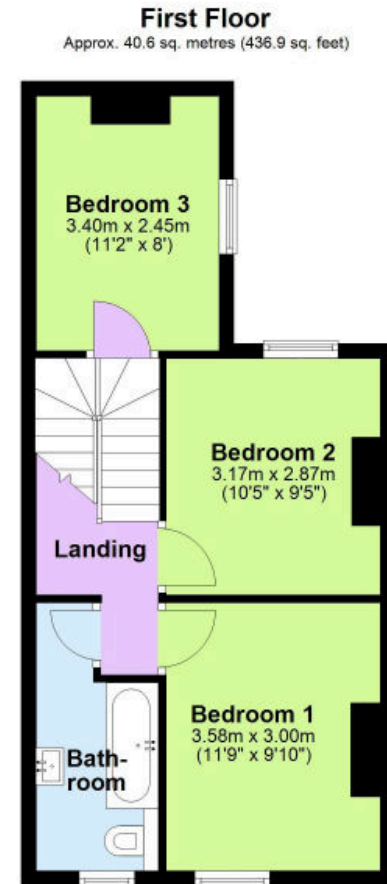
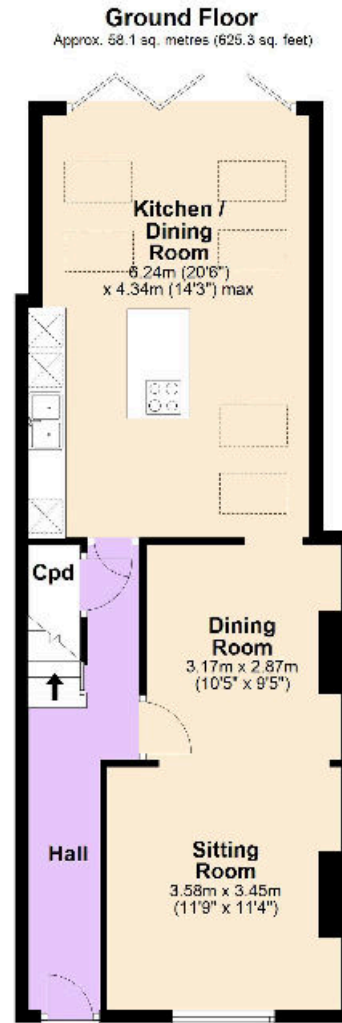




Beautiful mix of period features with modern elements

Approximate Gross Internal Floor Area 98.7 sq m / 1062.2 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Cambridge
20 Station Road
Cambridge
CB1 2JD
knightfrank.co.uk

I would be delighted to tell you more
Michael Houlden
01223 972911
michael.houlden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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