

St. Andrews Road,  
Cambridge



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## An attractive and extended semi-detached family home, situated in a popular residential area.

17 St. Andrews Road is an inviting period property offering over 1,100 sq ft of accommodation across two floors. The house features neutral décor throughout, complemented by a rear extension that maximizes natural light.

The ground floor is accessed via a welcoming reception hall with wood-effect flooring that continues through much of the level. To the front is a charming sitting room, centered around a traditional tiled fireplace with a timber mantel and bespoke fitted shelving in the alcoves. A large bay window ensures a bright atmosphere. The rear of the house has been transformed into an expansive open-plan space. The galley-style kitchen is fitted with a range of wooden cabinetry, granite-effect worktops, and integrated appliances. This leads directly into a vaulted family room, which serves as the heart of the home. This space features dual rooflights, exposed timber beams, and large French doors that provide a seamless connection to the rear garden.

On the first floor, the property comprises three bedrooms. The principal bedroom is a double featuring a wide bay window and a wall of fitted mirrored wardrobes. The second bedroom is also a well-proportioned double overlooking the garden, while the third room offers flexibility as a nursery or a dedicated home office. These rooms are served by a family bathroom with white sanitaryware and a shower over the bath.

At the front a short pathway leads from the pavement through a low, neatly trimmed yellow-green hedge that borders the small front garden. The rear garden is fully enclosed by timber fencing and mature hedging, providing a private outdoor retreat. A paved patio area leads directly from the family room, offering an ideal space for al fresco dining.



### Location

St Andrews Road is situated in a well placed residential area of north Cambridge, offering easy access to both the city centre and the River Cam with its attractive riverside walks and green spaces. Local amenities in Chesterton and nearby Mitcham's Corner include independent shops, cafés and everyday services, while central Cambridge provides an outstanding selection of cultural attractions, restaurants and retail options. Education is excellent, with Chesterton Community College and a number of nearby primary schools, together with leading independent schools such as The Perse School, Stephen Perse Foundation, St Faith's and The Leys.

Transport connections are strong, with Cambridge and Cambridge North stations providing regular services to London King's Cross and Liverpool Street, as well as wider regional links. The A14 and M11 offer convenient road access to London, Stansted Airport and the wider motorway network, while Cambridge itself is exceptionally well served by cycle routes and park and ride facilities.

Postcode region: CB4

### General

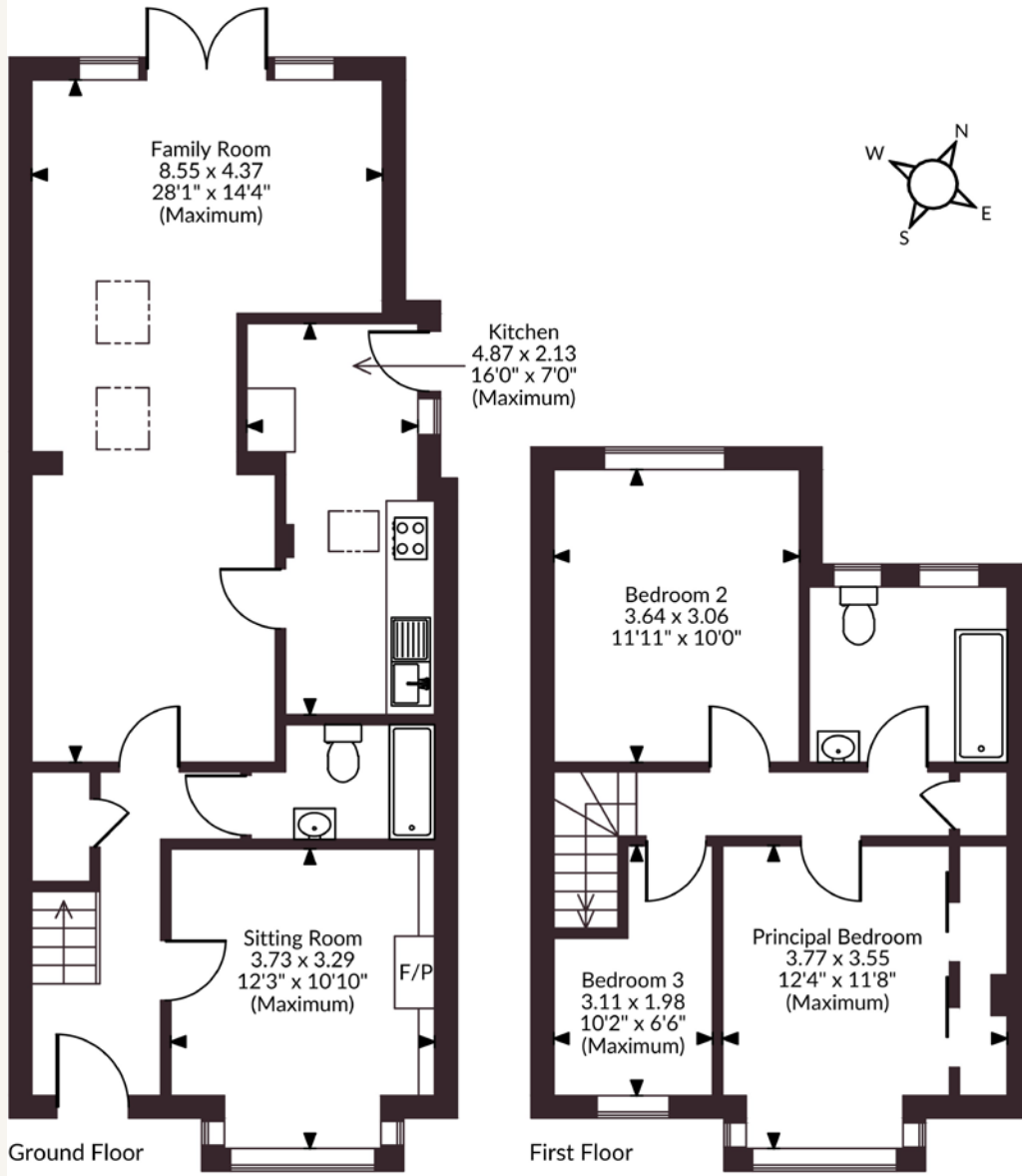
Local Authority: Cambridge City Council  
Services: Mains gas, electricity, water and drainage  
Council Tax: Band D  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**1114 sq ft (103 sq m)**  
**Central Cambridge location**  
**3 bedrooms**  
**On street parking**  
**Terraced garden**  
**Freehold | City**

**Guide price £795,000**



St. Andrews Road, Cambridge  
Internal area 1,114 sq ft (103 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## Strutt & Parker Cambridge

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