



Asking Price £900,000 | Leasehold

Sylvester Road, Cambridge, Cambridgeshire, CB3 9AF

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Key Features & Description

- Detached House
- Scope for Improvement (STPP)
- Spacious Sitting Room
- Kitchen/Dining Room
- Four Bedrooms
- Enclosed Garden
- Garage
- EPC Rating D | Council Tax Band G



Situated in the sought-after and secluded Newnham area, just off the popular Adams Road, this property enjoys a highly desirable central location, within walking distance of Cambridge city centre and convenient for access to the M11.

Occupying a substantial plot, the property offers an exciting opportunity to create a truly desirable family home. Requiring modernisation, it provides a blank canvas for buyers to put their own stamp on a property in an area where opportunities of this nature rarely arise.

The accommodation briefly comprises an enclosed porch, guest cloakroom and spacious entrance hallway with French doors opening onto the garden. The ground floor further offers a generous sitting room with additional garden access, a kitchen/dining room with adjoining utility room, two bedrooms and a family bathroom. Upstairs are two further bedrooms and a second family bathroom.

Outside, the substantial garden offers excellent potential to create an attractive space for entertaining, relaxing and enjoying the summer months.

With its sought-after location, generous plot and scope for improvement, this is a rare opportunity to create a fantastic family home in one of Cambridge's most desirable areas.





Approximate Area = 1977 sq ft / 183.6 sq m
Limited Use Area(s) = 407 sq ft / 37.8 sq m
Garage = 271 sq ft / 25.1 sq m
Total = 2655 sq ft / 246.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Leaders Sales Ltd. REF: 1528410

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Important Notice

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