



Harvey Goodwin Avenue, Cambridge, CB4 3EU



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- Offered with No Upward Chain
- Sought After City Location
- Versatile Accommodation
- Generous and Secluded Gardens
- Further Potential for Expansion (STPP)

A most attractive four bedroom semi detached home occupying an enviable position offering easy access to nearby amenities and boasting fantastic potential for further expansion (STPP). The well planned accommodation extends to approximately 1,256 sq. ft. Arranged over three floors with the added benefit of delightful mature gardens and a garage with the potential to convert into a home office or annexe (STPP).

4 2 2

Guide Price £800,000





LOCATION

Local amenities can be found on nearby Histon Road and Chesterton Road and the property offers easy access to the historic city centre (0.9 miles), Cambridge Science Park (2.0 miles), Cambridge railway station and CB1 Business District (2.1 miles) and A14 at Junction 32 (1.5 miles). Distances approximate.

GROUND FLOOR

ENTRANCE HALLWAY

With window to the front aspect, part glazed entrance door, solid oak flooring, under stairs storage cupboard, stairs to the first floor, doors to

LOUNGE

With bay window to the front aspect, solid oak flooring, open fireplace with stone hearth and surround with wooden mantle over

KITCHEN

With window to the side and rear aspect, matching eye and base level, marble counter with inset sink and drainer with mixer tap over, space for appliances including; oven, washing machine and under counter fridge, integrated microwave, door to garden, glazed panelled sliding door to

DINING ROOM

With window to the side and rear aspect, solid oak flooring, cast iron fireplace with tiled hearth

FIRST FLOOR

LANDING

With window to the side aspect, stairs to the second floor, doors to

BEDROOM ONE

With bay window to the front aspect, fitted wardrobe with sliding doors, feature fireplace

BEDROOM TWO

With window to the rear aspect, feature fireplace with tiled hearth

BEDROOM THREE

With window to the rear aspect

FAMILY BATHROOM

With window to the front aspect, suite comprising; low level wc with eco flush, panelled bath with shower over, vanity unit with inset wash basin, part tiled walls, heated towel rail, wood effect flooring

SECOND FLOOR

BEDROOM FOUR

With large Velux windows to the rear aspect, built in wardrobes and eaves storage cupboards, exposed floorboards, door to

EN-SUITE BATHROOM

With Velux window to the side aspect, suite comprising; low level wc with eco flush button, panelled bath with shower over, pedestal wash basin with chrome mixer tap over, part tiled walls, wood effect flooring, chrome heated towel rail

OUTSIDE

The fully enclosed rear garden offers a wonderful sense of tranquility and is mostly laid to lawn with a selection of mature shrubs, feature flower beds and trees, a garage, security lights and gated side access.

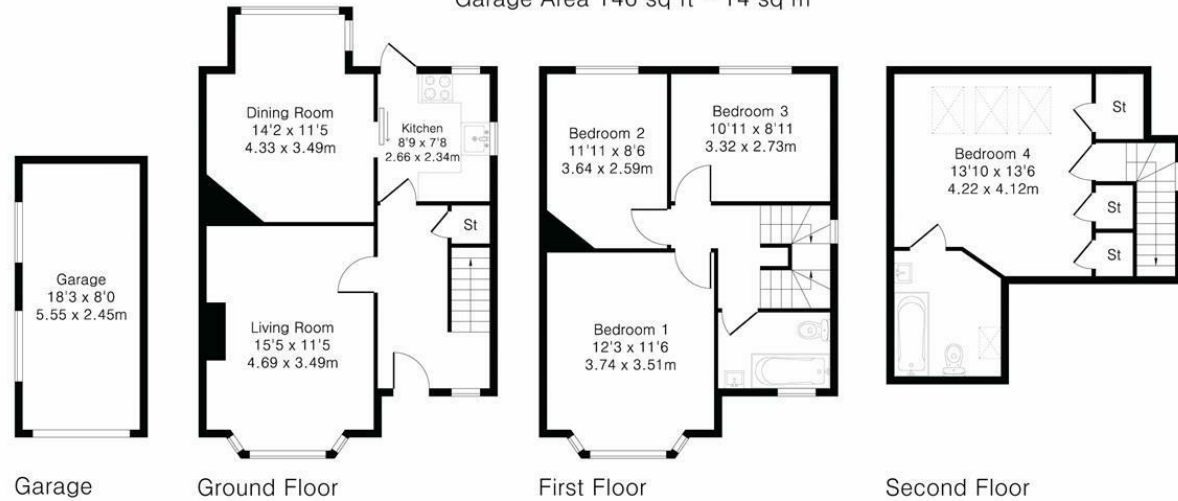
The front boundary of the property is retained by a low level brick wall with an opening to a block paved driveway offering parking for a small car or bike with feature flower beds and gated access to the garden.







Approximate Gross Internal Area 1256 sq ft – 117 sq m
 Ground Floor Area 490 sq ft – 46 sq m
 First Floor Area 460 sq ft – 43 sq m
 Second Floor Area 306 sq ft – 28 sq m
 Garage Area 146 sq ft – 14 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £800,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Cambridge



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.