



Hurst Park Avenue, Cambridge, CB4 2AE

**CHEFFINS**

## Hurst Park Avenue

Cambridge,  
CB4 2AE

A highly individual and substantial detached family residence, which has been cleverly extended to offer expansive and extremely versatile accommodation totalling in excess of 2500sqft in the main house and enjoying a further 700sqft detached pool room, occupying an extremely private plot in a most desirable location just off the city end of Milton Road with its own generous enclosed gardens as well as driveway.

5 4 2

**Guide Price £1,250,000**





## LOCATION

Hurst Park Avenue is a highly desirable residential street in Cambridge, known for its peaceful environment and excellent access to a wide range of amenities. Located just off Milton Road, residents enjoy proximity to the lively area of Mitcham's Corner, where you'll find an array of independent shops, cafes, and restaurants. Popular spots like Stir Café and Thirsty Cambridge are just a short walk away, offering great options for coffee, dining, and socialising. For everyday essentials, there's a convenient Co-op supermarket nearby, along with additional retail options at the nearby Cambridge Retail Park and The Grafton Centre, which feature a variety of high-street stores, supermarkets, and entertainment venues including a cinema. Hurst Park Avenue is well-connected, with regular bus services along Chesterton Road and Milton Road offering easy access to Cambridge city centre, Cambridge Science Park, and Cambridge North Railway Station. The station provides direct trains to London King's Cross in under an hour, making it an excellent choice for commuters. For those who enjoy outdoor activities, the street is close to the beautiful green spaces of Midsummer Common and the River Cam, perfect for walking, cycling, and enjoying the outdoors. The area is also within the catchment for highly regarded schools such as Milton Road Primary School and Chesterton Community College, making it an attractive location for families. With its blend of tranquility, convenience, and connectivity, Hurst Park Avenue offers an exceptional living environment in Cambridge.

**STORM PORCH**

with lighting, covering panelled glazed entrance door leading into:

**ENTRANCE HALLWAY**

with coved ceiling, wood effect flooring, stairs rising to first floor accommodation, understairs storage cupboard, built-in wardrobes fitted with railings and shelving, radiator, panelled doors leading into respective rooms.

**CLOAKROOM**

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, glazed splashback, continuation of the wood effect flooring from the hallway, coved ceiling, double glazed window fitted with privacy glass out onto side aspect.

**SITTING ROOM**

with coved ceiling, feature fireplace with brick surround, marble hearth, brick detailing, radiator, wall mounted lighting, double glazed windows to both side and front aspect, opening through into:

**DINING ROOM**

via a sliding panelled glazed door, radiator, double glazed window fitted with privacy glass out onto side aspect,

**KITCHEN**

comprising a collection of both wall and base mounted storage cupboards and drawers with Corian work surface with inset sink with hot and cold mixer tap, drinking water tap, integrated ceramic 4 ring electric hob, tiled splashback, extractor hood above, integrated Neff double oven, microwave and warming drawer, integrated and concealed fridge/freezer and dishwasher, further storage units include pull-out pantry store and display cabinet, tiled flooring, inset LED downlighters, ceiling fan and double glazed window overlooking courtyard patio area.

**INNER HALLWAY**

with tiled flooring, radiator, double glazed sliding doors to front aspect, panelled glazed doors out onto garden, door leading into respective rooms.

**SLIDING GLAZED DOOR INTO SHOWER ROOM**

comprising of a two piece suite with shower cubicle with wall mounted shower head and accessed via a glazed shower door, wash hand basin with hot and cold mixer tap, tiled surround, fitted cupboards underneath wash hand basin, tiled flooring, wall mounted mirror, inset LED downlighters, extractor fan, double glazed window to side aspect.

**PRINIPAL BEDROOM SUITE**

A most superb suite enjoying high vaulted ceiling, wood effect flooring, extensive range of built-in wardrobes with mirror doors fitted with railings and shelving, further base mounted storage cupboards and drawers, wall mounted air conditioning unit, double glazed windows to both front and side aspects, Velux skylights with fitted blinds on a remote control and sliding door through into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with large walk-in shower cubicle with dual wall mounted shower head and accessed via a glazed sliding door, low level w.c. with dual hand flush, dual wash hand basins with hot and cold mixer taps, tiled surround, extensive range of wall and base mounted storage cupboards, wall mounted

mirror with lighting above, heated towel rail, wood effect tiled flooring, extractor fan, LED downlighters, double glazed window out onto rear aspect and double glazed Velux skylight with electronically controlled fitted blinds.

**UTILITY**

with an extensive range of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, space and plumbing for fridge/freezer, washing machine and dryer, Large built-in pantry cupboard accessed via a sliding door, opening through into:

**BOOT ROOM**

with further wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface, pressurised hot water cylinder with water softener, extractor fan, radiator, double glazed window, panelled glazed door leading out onto rear aspect.

**FAMILY ROOM**

with electric fireplace, open brick surround, providing a wonderful focal point to the room with wooden mantel above and further wooden shelving, storage cupboards either side, wall mounted air conditioning, wall mounted lighting, ceiling fan, radiators, extensive range of both double glazed windows and sliding doors providing a full panoramic view over the garden and courtyard area.

**ON THE FIRST FLOOR****LANDING**

with coved ceiling, loft access, radiator, double glazed window to side aspect, doors leading into respective rooms.

**BEDROOM 1**

with an extensive range of built-in wardrobes and cupboards, air conditioning, coved ceiling, radiator, ceiling fan and light, double glazed window to front aspect, mirrored door leading through into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirrored cupboard, inset LED downlighters and extractor fan.

**BEDROOM 2**

with an extensive range of built-in wardrobes and storage cupboards, fitted shelving, coved ceiling, radiator, wall mounted mirror, ceiling fan and light, double glazed window overlooking garden.

**BEDROOM 3**

with extensive range of built-in wardrobes and cupboards, vanity desk fitted into recess, wall mounted mirror, radiator, air conditioning, coved ceiling, double glazed window to side aspect.

**BEDROOM 4**

with coved ceiling, built-in wardrobes fitted with railings and shelving, ceiling fan and light combination, radiator, double glazed window to front aspect.

**FAMILY BATHROOM**

comprising of a two piece suite with combined shower and bath with wall mounted electric Powershower, hot and cold mixer bath tap, glazed shower partition, wash hand basin with hot and cold mixer tap, tiled surround, wall and base mounted storage cupboards, wall mounted mirror with light above, radiator, LED downlighters, double glazed window overlooking garden.

**SEPARATE W C**

with low level w.c. with concealed dual hand flush, tiled surround, accessed via a sliding door and double glazed window to side aspect.

**OUTSIDE**

To the front the property is approached off Hurst Park Avenue via a dropped tarmac kerb leading onto a block paved driveway with enough parking for several vehicles. The remainder of the front is principally laid to lawn bordered by well stocked bedding and mature shrubs and trees providing a sense of privacy from neighbouring properties, a paved pathway to the very right hand side of the boundary leads down to a secure timber access gate and in turn leading through into the courtyard area.

To the rear of the property is an extensive garden with a courtyard patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, principally paved and bordered by a mature climbing hedge and bedding laid to stone, wall mounted lighting surrounding the area and a continuation of the patio leads round to the main part of the garden where there is a further paved patio area led directly off the family room once again providing a wonderful space to both relax and entertain and providing views over the large pond with wood and trellising surrounding the area and to the rear of the pond is a water feature with stone areas either side with further well stocked bedding surrounding, continuation of the paved area leads to the pool house as well as the remainder of the garden which is principally laid to lawn bordered by well stocked raised bedding and mature shrubs and trees providing an excellent sense of privacy. A paved pathway then leads to the very rear part of the garden where there is a further paved area bordered by gravelled bedding leading to the summerhouse/storage shed fitted with power and lighting.

**POOL HOUSE**

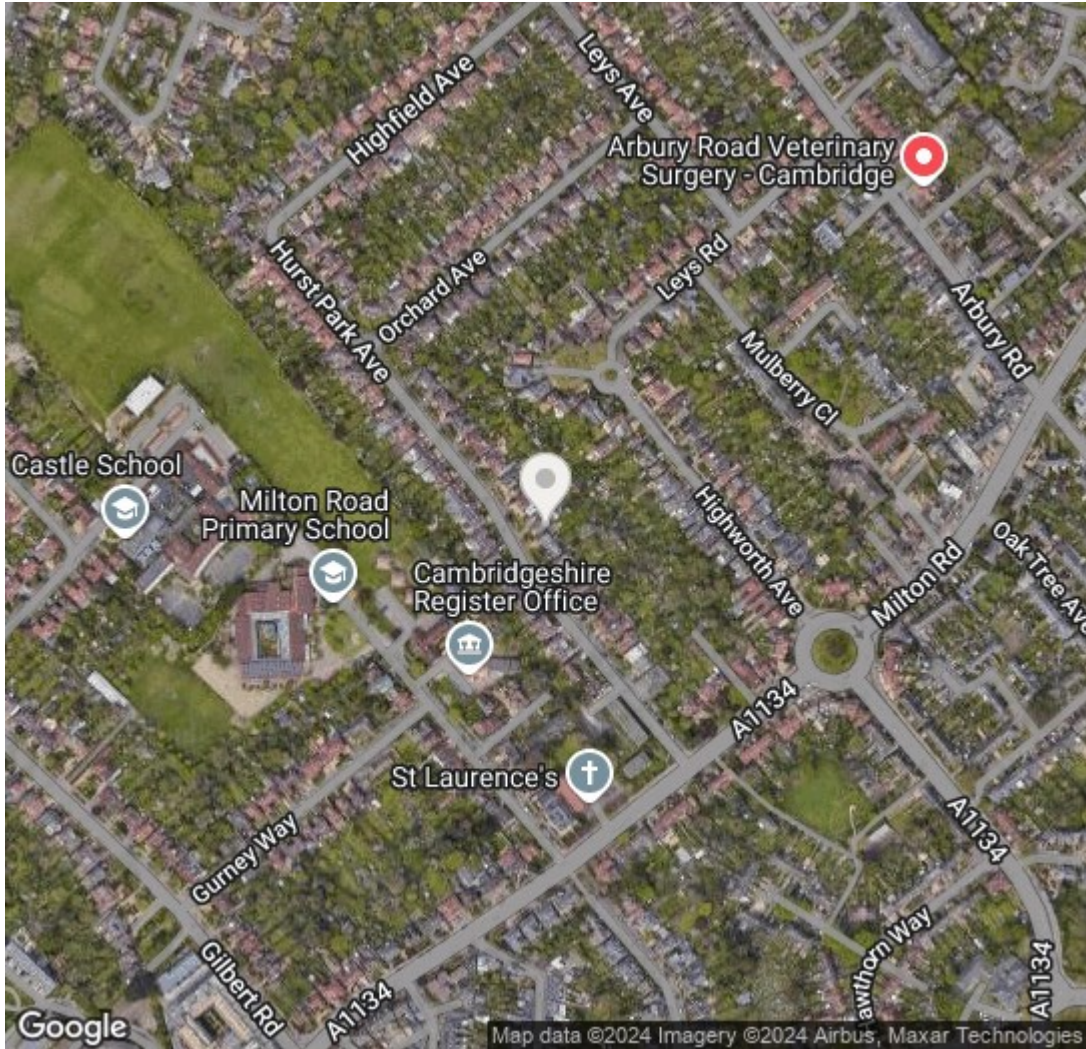
accessed via a set of panelled glazed sliding doors leading through into the main pool area with wall mounted lighting, all benefits from metal handrail and steps leading down into the pool and panelled door leading through into pool plant room with shower area comprising shower with wall mounted electric Powershower accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, ceiling fan, radiator, door leading through into pump room housing wall mounted gas fired boiler providing heating for the pool, plant filtration tank and extraction unit.

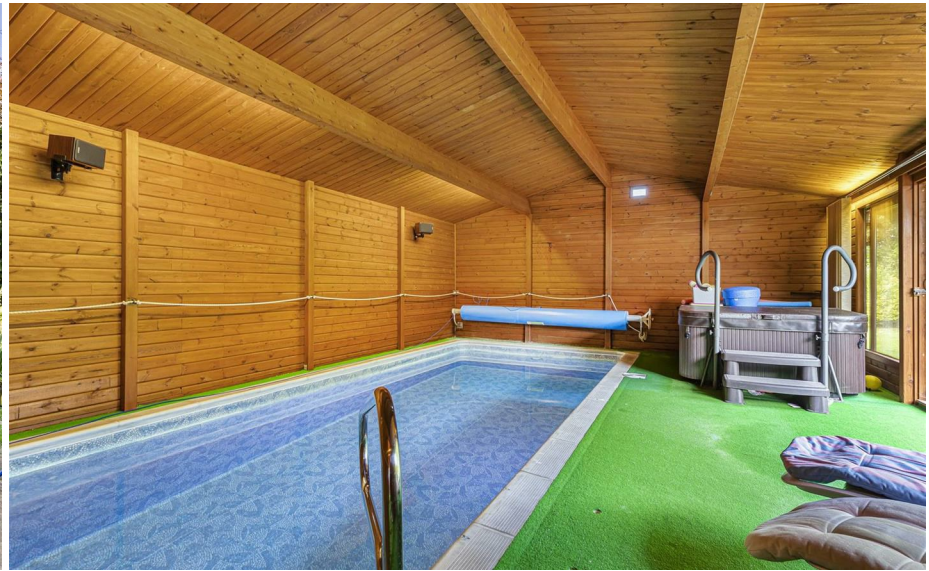


| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>73</b> |
| (55-68) <b>D</b>                                   | <b>63</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



Guide Price £1,250,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge City Council





Approximate Gross Internal Area 3296 sq ft – 307 sq m  
 Ground Floor Area 1882 sq ft – 175 sq m  
 First Floor Area 676 sq ft – 63 sq m  
 Outbuilding Area 738 sq ft – 69 sq m



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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
 01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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.