



Highworth Avenue, Cambridge, CB4 2BQ

CHEFFINS

Highworth Avenue

Cambridge,
CB4 2BQ

A highly individual detached single storey residence, offering fantastic scope for sympathetic improvement and expansion (STP), occupying a most expansive plot with extensive garaging to the front and an extremely private rear garden, occupying an envious tucked away position on this highly sought after no through road, with an ease of access to a wealth of local amenities, city centre and major commuter links.

3 2 1

Guide Price £995,000





LOCATION

Highworth Avenue in Cambridge is a sought-after residential area known for its leafy streets and proximity to both the city centre and local amenities. Situated just off Chesterton Road, it offers quick access to the vibrant heart of Cambridge, with its array of shops, restaurants, and cultural attractions. The area is well-served by public transport, with frequent bus services and the Cambridge North railway station nearby, providing easy connections to London and beyond. For daily essentials, there are several supermarkets, including a Tesco Express and a Co-op, within walking distance. The neighbourhood also boasts a selection of independent cafes, pubs, and eateries, adding to the area's charm. Families will appreciate the proximity to well-regarded schools such as Chesterton Community College and Milton Road Primary School. Additionally, Highworth Avenue is close to Jesus Green and Midsummer Common, offering ample green space for outdoor activities, walking, and cycling. The River Cam is also nearby, perfect for leisurely walks along the towpath. With its blend of convenience, green spaces, and excellent transport links, Highworth Avenue is a prime location for both families and professionals.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE PORCH

with tiled flooring, panelled glazed door to side aspect and further single glazed windows to both front and side aspect, panelled door leading through into:

ENTRANCE HALLWAY

with coved ceilings, radiators, secondary double glazed door through to rest of hallway with further built-in storage cupboard/wardrobe, wall mounted lighting and doors leading into respective rooms.

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted electric Powershower, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tile effect flooring, coved ceiling, wall mounted lighting, radiator, double glazed window fitted with privacy glass out onto side aspect.

KITCHEN/UTILITY ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers, stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with tiled splashback, concealed extractor hood above, fitted double oven, space and plumbing for dishwasher, further storage units include display cabinets and wine rack, tiled flooring, coved ceiling, space for fridge/freezer, double glazed windows to side aspect, panelled glazed door leading out to side access and opening through into UTILITY AREA comprising a further collection of wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with tiled splashback, base mounted gas fired boiler providing hot

water and heating for the property, double panelled radiator, tiled flooring, coved ceiling, double glazed window to side aspect.

SITTING ROOM

with coved ceiling, wall mounted lighting, double panelled radiators, wall mounted thermostat, fireplace with tiled and cast iron surround, stone mantel and hearth, set of double glazed sliding doors leading out onto:

DINING ROOM

with part glazed vaulted ceiling, ceiling fan, double panelled radiators, wall mounted lighting, an array of double glazed windows providing panoramic views over the garden, double glazed door and double glazed French doors leading out onto garden.

BEDROOM 1

with coved ceiling, an array of built-in wardrobes fitted with railings and shelving, wall mounted lighting, radiator, double glazed windows to side aspect.

BEDROOM 2

with exposed timber flooring, radiators, double glazed window to rear aspect, collection of double glazed skylights with fitted blinds to front aspect.

FAMILY BATHROOM

comprising of a four piece suite with large corner bath with hot and cold mixer bath tap with shower head attachment, low level w.c. with hand flush, bidet with hot and cold mixer tap, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, wall mounted lighting, shaver point, radiator, tile effect flooring, coved ceilings and double glazed windows fitted with privacy glass out onto side aspect.

BEDROOM 3

with coved ceiling, an array of built-in wardrobes fitted with railings and shelving, wall mounted lighting, radiator, double glazed windows to side aspect.

OUTSIDE

To the front the property is approached off Highworth Avenue via a dropped kerb leading onto a gravelled driveway with parking for multiple vehicles where there is access to the DOUBLE GARAGE via two up and over doors and further timber gate leading through into an enclosed front garden laid to gravel and further access into an additional GARAGE which is accessed also via an up and over door fitted with power and lighting.

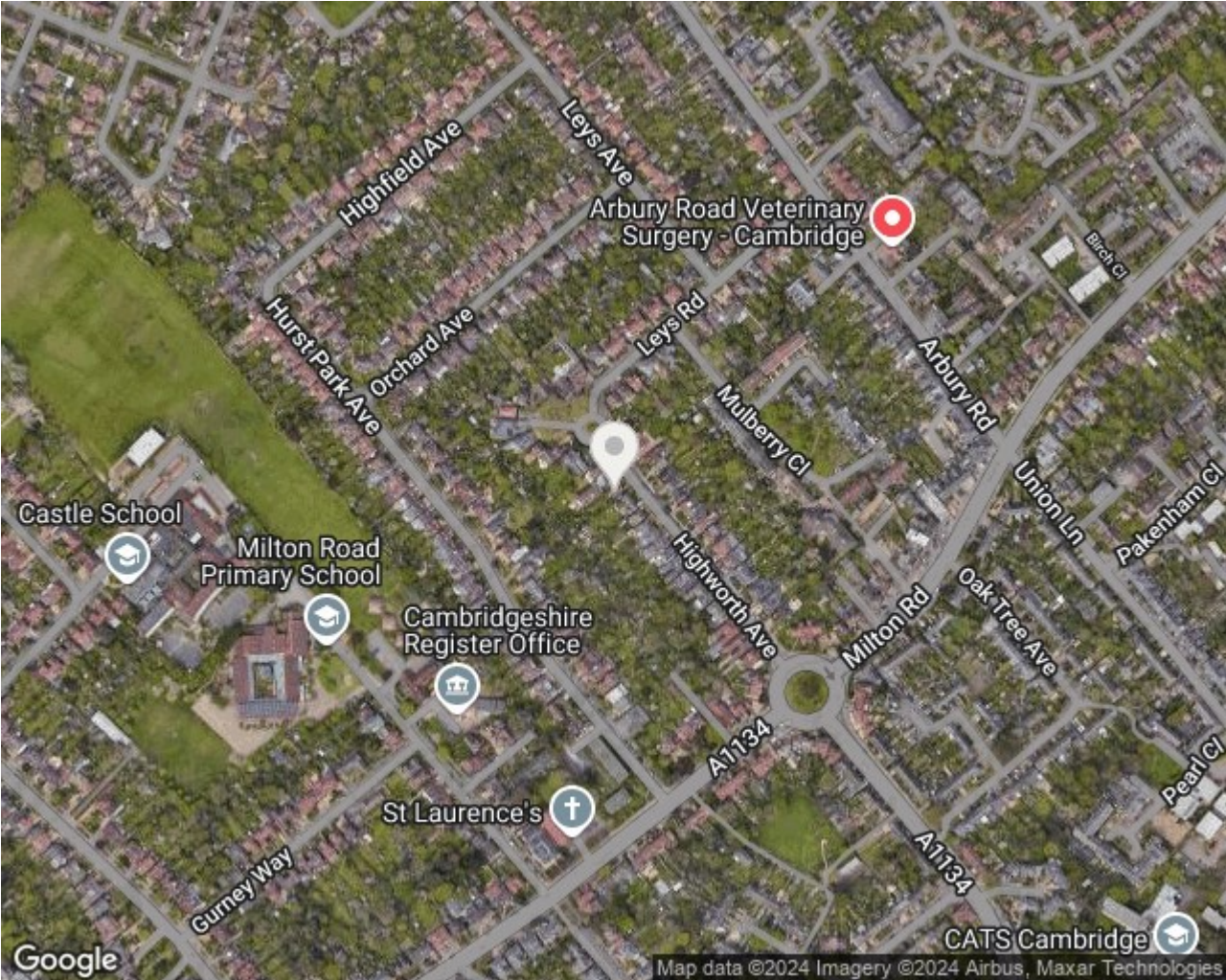
To the rear of the property is an extensive garden principally laid to lawn with a paved patio area led directly off the rear part of the property with steps down to a further patio area and centrally located as a raised timber decking area providing a wonderful space to both relax and entertain with garden furniture, which nicely leads onto the main garden area with a handful of raised beds bordered by bricks and stocked with mature plants, shrubs and trees. Located to the rear of the property is a timber summerhouse accessed via panelled glazed double doors with lighting above. To the left hand side of the garden is a secluded and covered paved walkway and is enclosed via some mature trees and hedging and to the other side of this area tucked away in the corner is a large timber storage shed and greenhouse. To the side is a block paved pathway which can be accessed by the aforementioned kitchen/utility room leading onto a timber side access gate.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

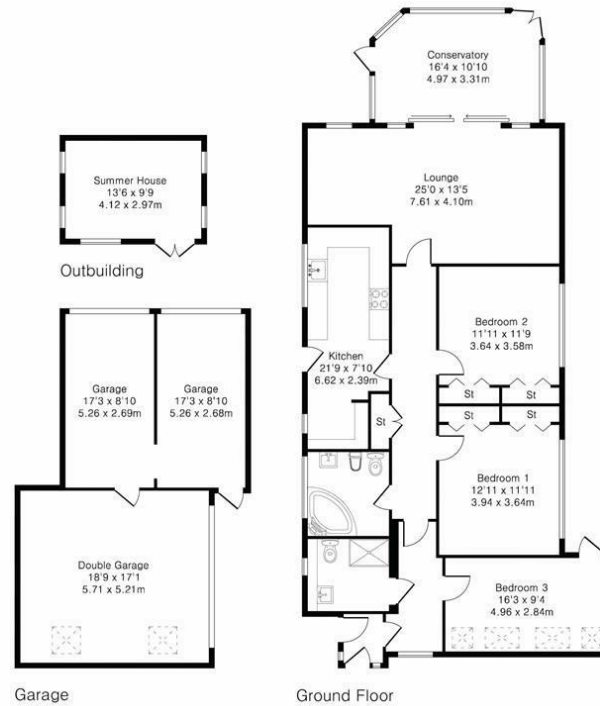


Guide Price £995,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Cambridge City Council





Approximate Gross Internal Area 1642 sq ft – 152 sq m
 Ground Floor Area 1510 sq ft – 140 sq m
 Garage Area 633 sq ft – 59 sq m
 Outbuilding Area 132 sq ft – 12 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.



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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.