



Leys Avenue, Cambridge, CB4 2AW

**CHEFFINS**



## Leys Avenue

Cambridge,  
CB4 2AW

Substantial and extended bay-fronted semi-detached residence, with versatile accommodation arranged over three floors, including, open-plan kitchen standing within its own established generous gardens with driveway and useful covered parking/bike store. The property is situated in an attractive setting in this popular location in a no through road. So conveniently placed for access to city centre, good range of schooling, local amenities and play park.

4 3 3



Guide Price £975,000





## COVERED ENTRANCE

granite steps, outside light, and a double glazed frosted timber entrance door with double glazed and frosted picture light above and adjoining double glazed frosted side windows leading through to:

## RECEPTION HALLWAY

staircase rising to the upper floors with understairs storage cupboard, double panelled radiator, and wood flooring.

## REAR HALL

with floor to ceiling window.

## LIVING ROOM

with fireplace fitted with log burner stove with granite hearth, wood flooring, picture rail, ceiling with inset downlighters, double panelled radiator, double glazed bay window to the front, open through to:

## FAMILY ROOM

picture rail, wood flooring, double panelled radiator, open through to:

## KITCHEN/DINING ROOM

with feature vaulted ceiling, double glazed Velux rooflights. Kitchen is fitted with a generous range of storage cupboards and drawers with granite working surfaces with matching upstands and undermount double bowl sink unit with grooved drainer, freestanding multi-fuel brushed stainless cooker and hob, stainless splashback and extractor hood, fitted and concealed refrigerator, fitted dishwasher, tiled floor. Dining Area with double panelled radiators, wooden flooring, double glazed bi-fold doors leading out to the garden and a pair of double glazed windows.

## REAR HALL

with floor to ceiling storage cupboards and bookshelving.

## CLOAKS/SHOWER ROOM

low level dual flush w.c., tiled floor, tiled shower cubicle with glazed sliding door and wash hand basin with tiling to splashbacks, radiator, double glazed part frosted window to the side, fitted cupboard housing Veissman gas fired boiler providing domestic hot water and central heating system.

## UTILITY ROOM

wooden working surfaces with stainless steel sink unit with mixer tap and tiling to splashbacks, plumbing and space for automatic washing machine, space for tumble dryer above, space for freezer, radiator, double glazed window to the side and double glazed door leading out to covered car port.

## ON THE FIRST FLOOR

### LANDING

staircase rising to the second floor, double glazed window to the side.

### BEDROOM 2

picture rail, fireplace surround, fitted shelving to chimney breast recess, double panelled radiator, double glazed window to the front.

### BEDROOM 3

picture rail, double panelled radiator, double glazed window to the rear.

### BEDROOM 4

radiator, double glazed window to the front.

## FAMILY BATHROOM

fitted with white three piece suite comprising panelled bath with mixer/shower tap with tiled surround and glazed shower screen, pedestal wash hand basin, mixer taps, tiling to splashbacks, low level dual flush w.c., fitted shelved storage cupboard, further linen cupboard with slatted shelving, heated towel rail/radiator, extractor fan, ceiling with downlighters, double glazed and frosted window to the rear.

## ON THE SECOND FLOOR

### LANDING

with inset downlighters, double glazed window to the side.

### BEDROOM 1

ceiling with inset downlighters, range of fitted bedroom furniture including wardrobes, drawers and bedside tables, access to eaves storage cupboard, wooden flooring, double glazed Velux windows to the front, double glazed windows to the rear.

### ENSUITE SHOWER ROOM

tiled floor, wash hand basin with mixer tap and storage drawer below, tiling to splashbacks, mirror fronted cabinet above, dual flush w.c., tiled shower cubicle with curved glazed door, ceiling with downlighters, extractor fan, heated towel rail/radiator, double glazed frosted window to the rear.

## OUTSIDE

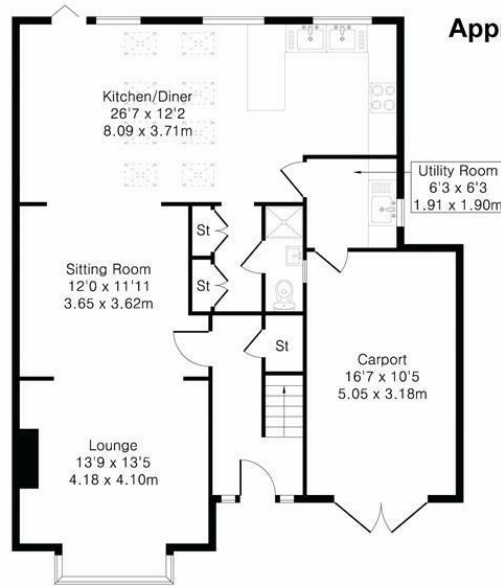
Front garden, gravelled driveway with parking area and leading to covered car port with sloping transparent roof, cobbled floor, enclosed by close boarded fencing with twin timber doors to the front, and timber gate leading to rear garden, (this will only be suitable for a really small car and is designed for storage and bicycles), flowering and shrub beds.

Rear garden with paved patio area with raised flowering and shrub beds leading to lawned area with mature trees, fruit trees, shaped flowering and shrub beds with a chipped bark play area, to the rear vegetable patch and timber storage shed, enclosed by fencing.









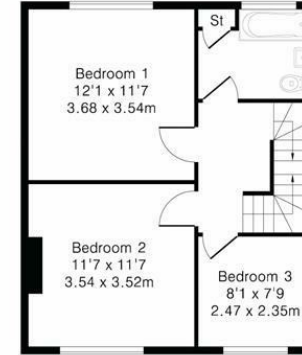
Ground Floor

**Approximate Gross Internal Area 1617 sq ft - 150 sq m**

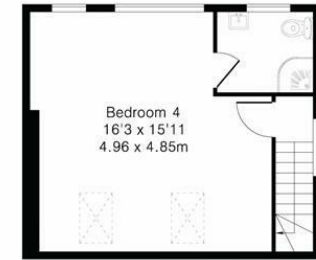
Ground Floor Area 822 sq ft – 76 sq m

First Floor Area 484 sq ft – 45 sq m

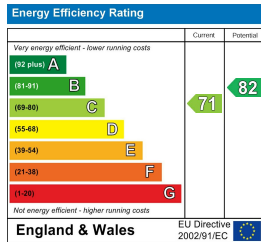
Second Floor Area 311 sq ft – 29 sq m



First Floor



Second Floor



Guide Price £975,000

Tenure – Freehold

Council Tax Band – F

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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