



Cavendish Avenue, Cambridge, CB1 7US

**CHEFFINS**



# Cavendish Avenue

Cambridge,  
CB1 7US

A substantial and most impressive Victorian semi-detached dwelling with later extensions providing versatile accommodation arranged over two floors, extending to about 3619 sqft, with useful cellar and loft storage rooms. The property is currently arranged as a house and independent annexe and stands well within its own established grounds in all extending to about 0.3 of an acre with driveway parking as well as garaging. Planning consent has also been granted for the erection of a separate detached three bedroom single storey dwelling within the grounds.

6 2 2

**Guide Price £2,000,000**







## LOCATION

The property is located in this most desirable tree lined avenue on the favoured southern side of the city, so conveniently placed for a good range of local amenities including private schooling as well as the Addenbrookes Campus.

**STONE STEPS**

rising to covered entrance with timber panelled and glazed entrance door with leaded and coloured glass windows, into:

**RECEPTION HALLWAY**

with radiator, staircase rising to the first floor, access door to cellar, coloured and leaded glass panes, double glazed door leading out to the garden.

**DRAWING ROOM**

with tall ceilings, feature fireplace with marble hearth, mantel and surround, moulded cornicing, decorative archway, double panelled radiators, box bay sash window to the front.

**KITCHEN 1**

tall ceilings, range of fitted cupboards and drawers, rolltop working surfaces, one and a half bowl single drainer sink unit with mixer tap, fitted oven and hob, wall mounted Worcester gas fired boiler providing domestic hot water and central heating, tiled floor, chimney breast (presently sealed), double panelled radiator and a pair of sash windows to the rear.

**SITTING/DINING ROOM**

natural brick fireplace with wooden mantel (presently sealed), radiators, coving, tall ceilings, sash window to the front and double glazed French twin doors with adjoining windows to the rear.

**REAR HALL**

with double glazed frosted door with secondary access, staircase to first floor, storage cupboard.

**CLOAKROOM**

fitted with white suite comprising low level w.c. and wash hand basin, frosted window to the side.

**STUDY**

with radiator, window to the side.

**KITCHEN 2**

range of fitted kitchen furniture, rolltop working surfaces, double bowl single drainer sink unit, 4 ring gas hob, space for cooker, radiator, double glazed windows to either side, fitted cupboard with glazed sliding doors.

**UTILITY ROOM**

wall mounted Worcester gas fired boiler, linen cupboard with slatted shelving, butler style sink unit, plumbing and space for automatic washing machine, storage cupboard, double glazed windows to either side.

**REAR HALL**

with double glazed door leading out to garden, shelved pantry cupboard.

**WORKSHOP**

electric storage heater, rooflight, window to the rear.

**CELLAR**

access via stone steps with limited head height, electric lighting and shelving.

**ON THE FIRST FLOOR**

accessed via principal staircase.

**LANDING**

linen cupboard, staircase to loft, tall ceilings, moulded cornicing, hanging rail, shelving, sash window to the rear.

**BEDROOM 1**

tall ceilings, Adam style fireplace surround, tiled hearth fitted with log burning stove, wash hand basin, exposed and sealed floorboards, cornicing, picture rail, double panelled radiators, and a pair of sash windows to the rear.

**BEDROOM 5**

tall ceilings, cornicing, radiator, sash window to the front.

**BEDROOM 6**

feature fireplace with decorative tiled slips, double panelled radiator, cornicing, tall ceilings, sash window to the front.

**BATHROOM**

fitted with white four piece suite comprising low level w.c., wash hand basin with tiling to splashbacks, tiled shower cubicle, panelled bath with mixer/shower tap, double panelled radiator, frosted window to the side.

**LANDING (CONTINUED)**

with secondary staircase leading to lower ground floor, windows to the front and rear.

**BEDROOM 3**

with cast iron fireplace, hanging rail and shelving, radiator, and a pair of sash windows to the rear, wash hand basin.

**BEDROOM 4**

exposed and sealed floorboards, wash hand basin, radiator, sash window to the front.

**TOILET**

with low level dual flush w.c., pedestal wash hand basin, window to the side.

**SHOWER ROOM**

with shower cubicle, wash hand basin with storage cupboard below, radiator, double glazed and frosted window to the side.

**BEDROOM 2**

wash hand basin, double panelled radiator, double glazed windows to the side and rear.

**ON THE SECOND FLOOR****LOFT STORAGE ROOM**

and cold water tanks.

**OUTSIDE**

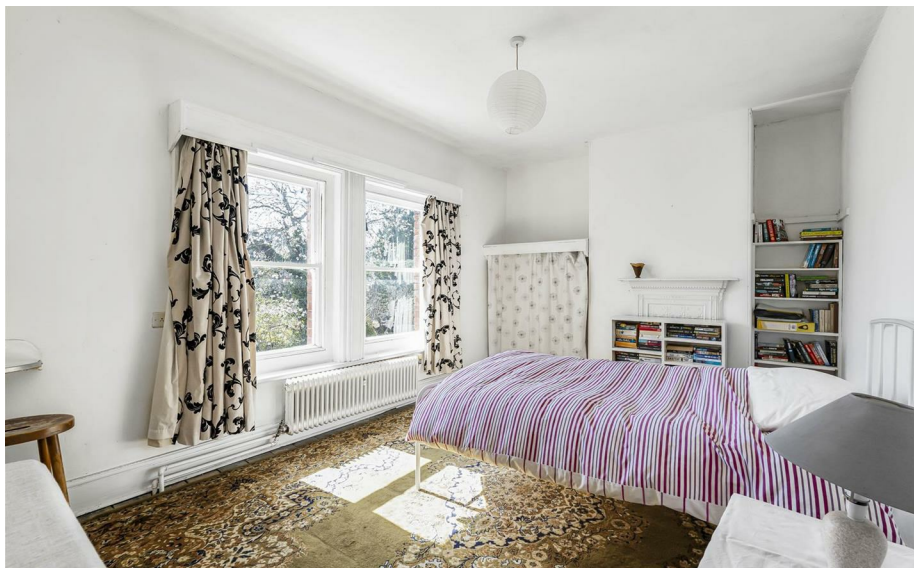
The property stands in its own generous plot with the benefit of detailed planning consent for the erection of a detached single storey dwelling to the rear. Front garden with driveway, lawned area, hedging, mature flowers and shrubs.

Rear garden principally laid to lawn, paved patio area, mature trees and shrubs with a rundown open fronted garage block to the rear with corrugated roof.


**AGENTS NOTE**

There is planning available under reference 24/02574/FUL for the erection of a single storey dwelling.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £2,000,000

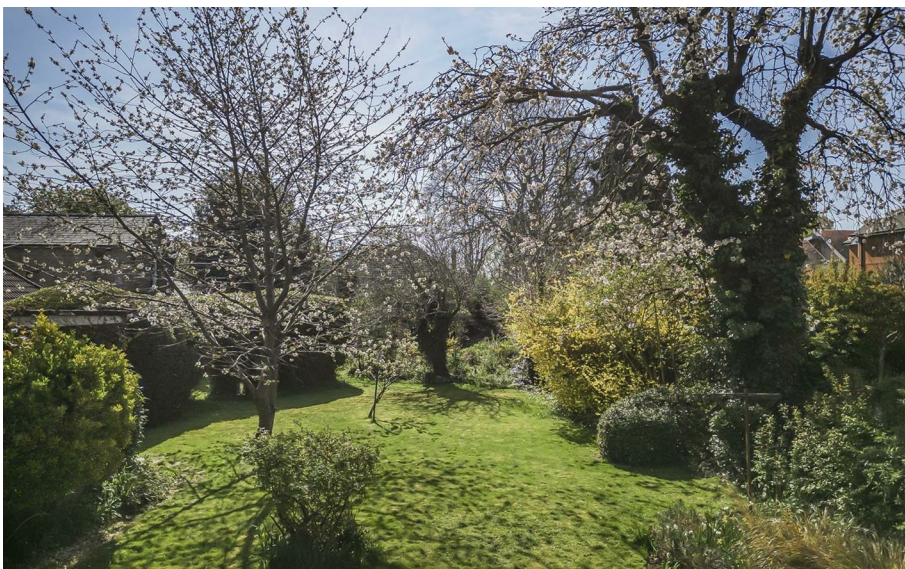
Tenure – Freehold

Council Tax Band – G

Local Authority – Cambridge City Council











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 practice. 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [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.

