



145 sqm / 1569 sqft

Off road parking

135 sqm / 0.03 acre

2000's

Town house

EPC - C / 75

4 bed, 1 recep, 3.5 bath

Council tax band - F

Longworth Avenue

A versatile and beautifully presented three storey town house, set in the shadow of St. Andrew's church, with wonderful views over the Chesterton recreation ground to the rear. The property has a private and low maintenance garden and off road parking.



Guide Price
£650,000



46 Longworth Avenue is a high quality, modern home enjoying high ceilings and three double en-suite bedrooms, with the main bedroom having a balcony from where you can enjoy views over the recreation ground or watch the sunset.

The property provides bright, generously proportioned accommodation and with the fourth bedroom being on the ground floor offers versatility for those with mobility issues. Equally if you do not need a fourth bedroom, this room makes a great snug, study or playroom. The current owners have also altered the ground floor bathroom, leaving the w.c and hand-basin, but removing the bath to put in a utility cupboard, which houses the washing machine and dryer. A bath could easily be reinstated if preferred.

The front door is approached via a path adjacent to the park and there is a covered entrance, providing protection from the elements as you come in. The hallway is bright, with two large cupboards providing lots of storage and there is a modern cloakroom off, which in turn opens to the utility cupboard. The kitchen / dining room to the rear is bright and very generously proportioned, with cupboards set above and below granite working surfaces; there is an integrated dishwasher and freezer, a double oven and a gas hob with extractor over.

On the ground floor there is also the fourth bedroom / snug / study and this has two large built in cupboards and enjoys views over the park.

On the first floor, the sitting room is a very good size, with floor to ceiling windows flooding the room with natural light and there is plenty of space for seating as well as room for a formal dining area or study. On this level there is also a double bedroom with fitted wardrobes to one wall, views over the park and an en-suite shower room.

The second floor houses two further double bedrooms, with the main bedroom having two sizable double wardrobes, doors out to the balcony and a full en-suite bathroom fitted with a bath, separate shower enclosure, w.c and hand-basin. There is also access via a loft ladder to the roof space, which has had light fitted, the joists strengthened and has been extensively boarded. The second bedroom on this level has a built in cupboard and en-suite facilities.

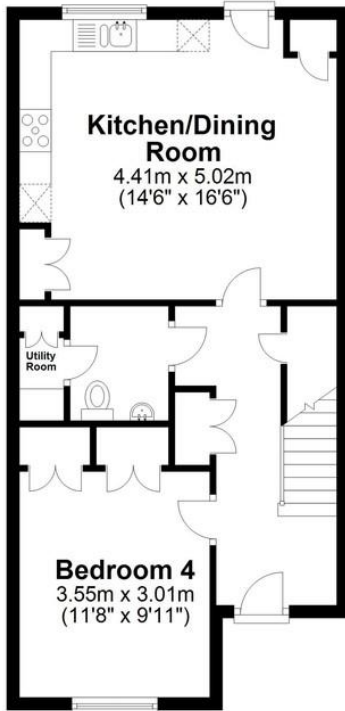
Outside, the garden has been paved for ease of maintenance and there is a pergola which is covered with roses and jasmine to provide shade. There is also a timber store and a gate leading out to the parking area.

The owners replaced the boiler at the end of 2020.



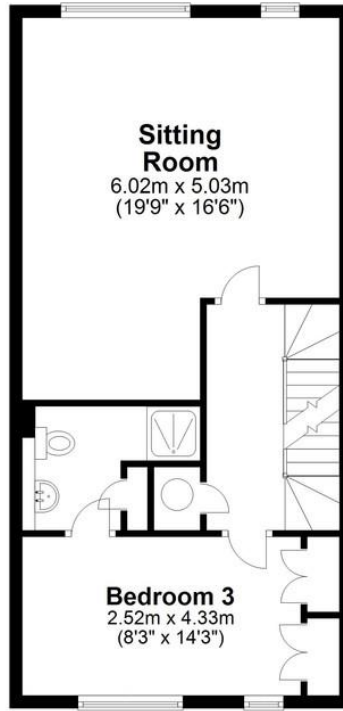
Ground Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



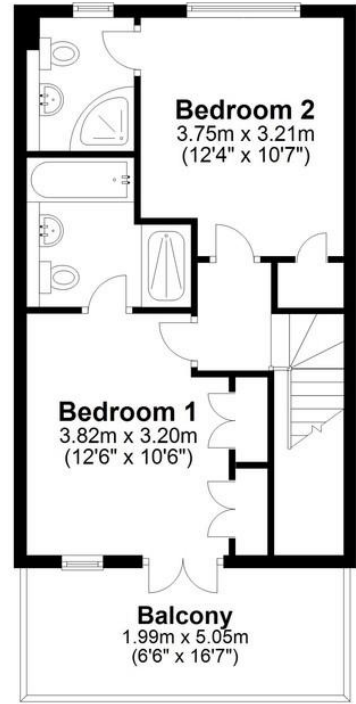
First Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



Second Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 145.8 sq. metres (1569.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 146 sqm
(1,569 sqft)



The area is located less than 2 miles from the city centre and just half a mile from Cambridge North Railway Station. Chesterton has an excellent range of local facilities and amenities including a Post Office, medical centre, 2 churches and a number of public houses, takeaways and restaurants.

You can walk or cycle along Riverside to the city or to various nearby green spaces including Midsummer Common and Stourbridge Common. The Guided Busway is within easy reach as well as the Park & Ride. The Cambridge Science Park is about 1.5 miles away, a Tesco superstore and the Newmarket Road retail parks are also within easy reach.

There are a number of reputable schools including Milton Road Primary School and Chesterton Primary, both of which are OFSTED rated as 'good'. Secondary Schooling is also available at Chesterton Community College.

COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS