



**Connells**

Cavell Avenue  
West Cambourne

Cavell Avenue,  
West Cambourne, CB23 6LN

For Sale Guide Price  
**£550,000 - £575,000**



**Stunning detached family home. Offering Kitchen/diner with integrated appliances, lounge, study and w/c/utility room, four good size bedrooms including bedroom one with ensuite and a family bathroom. Outside presents rear garden, single garage and driveway parking.**

### Entrance Hall

Door to front, fitted under stairs storage, stairs to landing, radiator.

### Cloakroom/Utility

6' 8" x 6' 7" ( 2.03m x 2.01m )

Window to side, wash hand basin, WC, extractor fan, work surface, space for drier, integrated washing machine, radiator.

### Study

6' 7" x 6' 6" ( 2.01m x 1.98m )

Window to front, radiator.

### Lounge

16' 5" x 11' 1" ( 5.00m x 3.38m )

Windows to front and side, television points, telephone point, two radiators.

### Kitchen/Diner

11' 8" Max x 25' 4" ( 3.56m Max x 7.72m )

Window to rear and side, fitted kitchen with a range of wall and base units , complementary work surface and up stands, stainless steel sink with one a half a bowl and drainer, water softener and drinking water filter, electric eye level oven, five burn gas hob, integrated microwave, glass splash back, stainless steel cooker hood, integrated dishwasher, cupboard housing central heating boiler, breakfast bar, radiator, spot lights, bi fold door to rear.

### Landing

Stairs to entrance hall , loft access, double storage cupboard.



## Bedroom One

14' 9" x 12' 5" Max ( 4.50m x 3.78m Max )

Window to front double built in wardrobes, television point, two radiators.

## Ensuite

Window to side, double shower cubicle, wash hand basin, WC, extractor fan, part tiled, shaver point, chrome heated towel rail.

## Bedroom Two

12' 5" Max x 10' 7" + Wardrobe ( 3.78m Max x 3.23m + Wardrobe )

Window to front, double built in wardrobe with slide doors, radiator.

## Bedroom Three

9' 11" + Wardrobe x 7' 11" ( 3.02m + Wardrobe x 2.41m )

Window to rear, double built in wardrobe with slide doors, radiator .

## Bedroom Four

13' 3" Max x 7' 11" ( 4.04m Max x 2.41m )

Window to rear, radiator.

## Bathroom

Window to side, bath with mixer taps and shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, chrome heated towel rail.

## Rear Garden

Wall and fence enclosed, patio area, laid to lawn, gate to side, shed, outside light and tap.

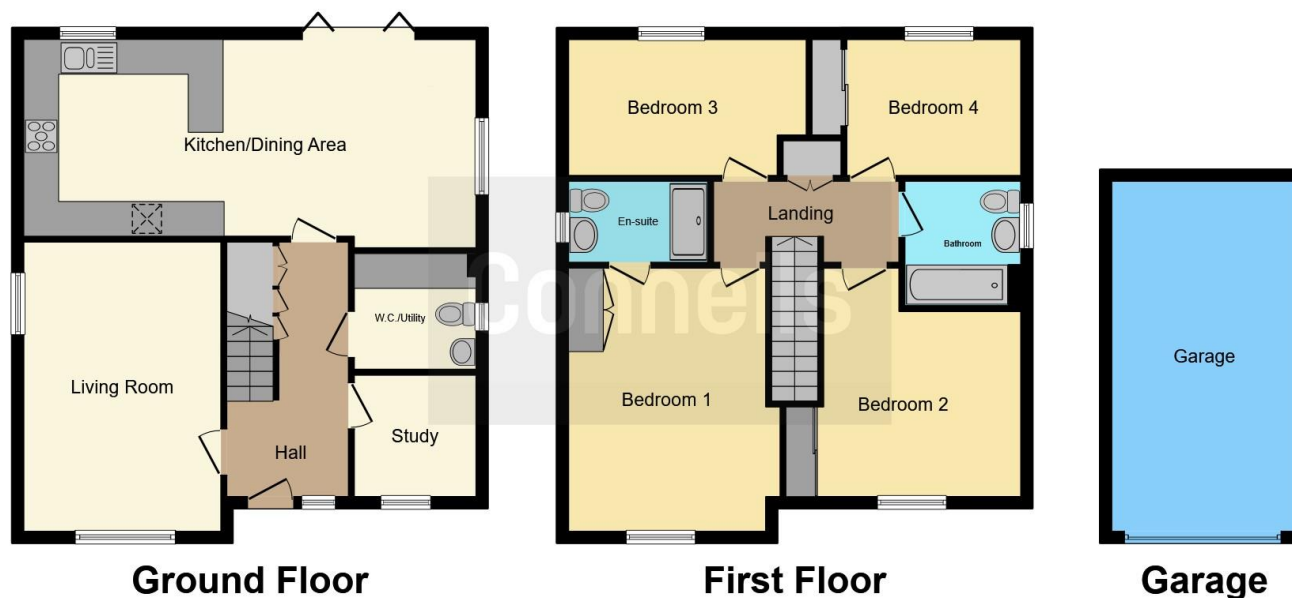
## Garage And Parking

Single garage with up and over door, light and power, tandem driveway parking for two cars, electric car charger point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

Unit 2 Caxton House Broad Street Great Cambourne  
 CAMBRIDGE CB23 6JN

EPC Rating: A Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBN306494](http://connells.co.uk/Property/CBN306494)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBN306494 - 0002