



Orchard Avenue, Cambridge  
CB4 2AQ

**Pocock + Shaw**

17 Orchard Avenue  
Cambridge  
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An extended semi detached house offering spacious and versatile accommodation in a highly regarded residential area off Milton Road

- Extended semi detached house
- Sought after residential area
- Large study/bedroom 5
- 4 first floor bedrooms
- Bathroom and shower room
- Kitchen opening on to dining/family room
- Utility room
- Gas central heating
- Long rear garden
- Viewing highly recommended

Guide Price £795,000



An extended semi detached house offering spacious and versatile accommodation in a highly regarded residential area off Milton Road

Orchard Avenue is situated between Hurst Park Avenue and Leys Avenue in a highly regarded and established residential area off Milton Road about one and a half miles north of the city centre. It is a very popular area well placed for respected local schools, Science Park, road links, etc.

This attractive semi detached house is situated towards the Hurst Park Avenue end of the road. It stands in a large plot with the rear garden extending to approximately 110 feet in length. The property has been extended to the side and to the rear and now provides a spacious family home with versatile accommodation to suit.

Some remedial work was recently carried out to address minor cracking to the side extension. A structural surveyor's report with full details is available on request

The property has been recently improved with the fitting of a new John Lewis kitchen, new double glazing installed ( 2019) and a EV charging point to the front

## GROUND FLOOR

**RECESSED PORCH** with courtesy light wall mounted EV charger, tiled floor and part glazed (leaded) door to

**RECEPTION HALLWAY** with stairs to first floor, radiator, uplighter, understairs recess with coat hooks, timber floorboards, doors to

**SHOWER ROOM** with large enclosed shower cubicle with chrome shower unit and glass door, wash handbasin with tiled splashbacks, wc, extractor fan, radiator, ceiling spotlights.

**KITCHEN** 15'9" x 7'10" (4.80 m x 2.40 m) with double glazed window to rear with views to garden, double glazed window to side, range of fitted wall and base units (John Lewis kitchen fitted in 2019) with composite work surfaces, four ring Bosch induction hob with

extractor hood over, eye level electric double oven, space for dryer/ dishwasher, one and a quarter bowl sink unit and drainer, ceiling spotlight, radiator, ceramic tiled flooring. The room is semi open plan to the dining/family room (see later).

**UTILITY ROOM** 6'11" x 6'11" (2.10 m x 2.10 m) with part glazed timber door to rear, ceiling spotlights, worktop to one wall with tiled splashbacks, wall and base units, stainless steel sink unit and drainer, plumbing for washing machine, wall mounted Vaillant gas central heating boiler, space for fridge/freezer, large ceramic floor tiles, shallow built in cupboard.

**DINING/FAMILY ROOM** 20'8" x 12'2" (6.30 m x 3.70 m) with secondary glazed timber doors and windows to rear garden, two velux windows to the rear, wall uplighters, radiators, light oak flooring.

**BAY FRONTED SITTING ROOM** 13'1" x 12'2" (4.00 m x 3.70 m) with secondary glazed bay window to front, coving, uplighters, attractive open fireplace with tiled inset and hearth, radiator, timber floorboards.

**STUDY/BEDROOM** 15'5" x 6'11" (4.70 m x 2.10 m) with timber double glazed window to front, radiator, ceiling spotlights.

## FIRST FLOOR

**LANDING** with loft access hatch (pull down aluminium ladder to fully boarded loft space with lighting), timber floorboards, doors to

**BEDROOM 1** 13'1" x 12'2" (4.00 m x 3.70 m) with secondary glazed bay window to front, built in open wardrobe area to part of one wall with hanging rail and cupboards over, picture rail, radiator, timber floorboards.

**BEDROOM 2** 12'6" x 12'2" (3.80 m x 3.70 m) with secondary glazed windows to rear with views to garden, radiator, picture rail, timber floorboards.

**BEDROOM 3** 22'8" x 6'11" (6.90 m x 2.10 m) with velux window to front and rear, eave storage cupboard, radiator, timber floorboards.



**BEDROOM 4** 7'10" x 5'11" (2.40 m x 1.80 m) with secondary glazed window to front, radiator, painted floorboards.

**BATHROOM** with upvc glazed window to rear, panelled bath with tiled surround and chrome shower unit over, wash handbasin with recessed linen cupboard above, wc, radiator.

**OUTSIDE** Gravelled area to the front providing off road parking for two vehicles, flower and shrub borders with roses, clematis, etc. Cycle rail.

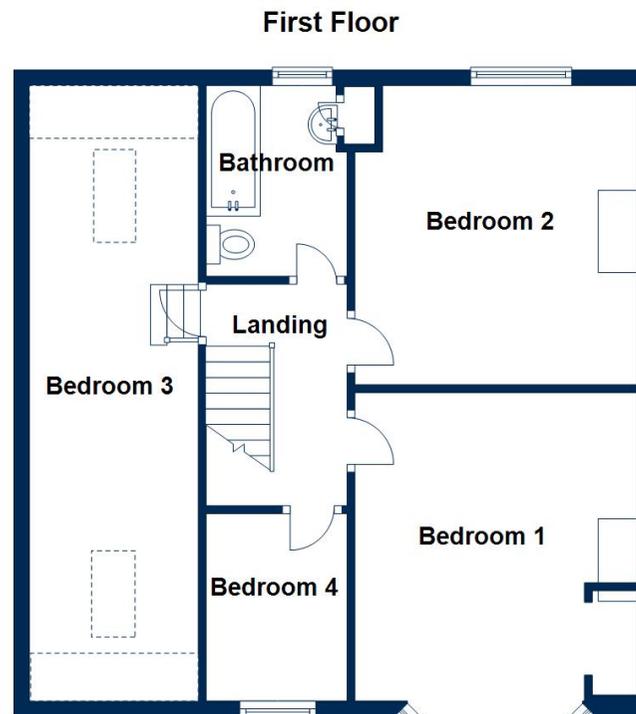
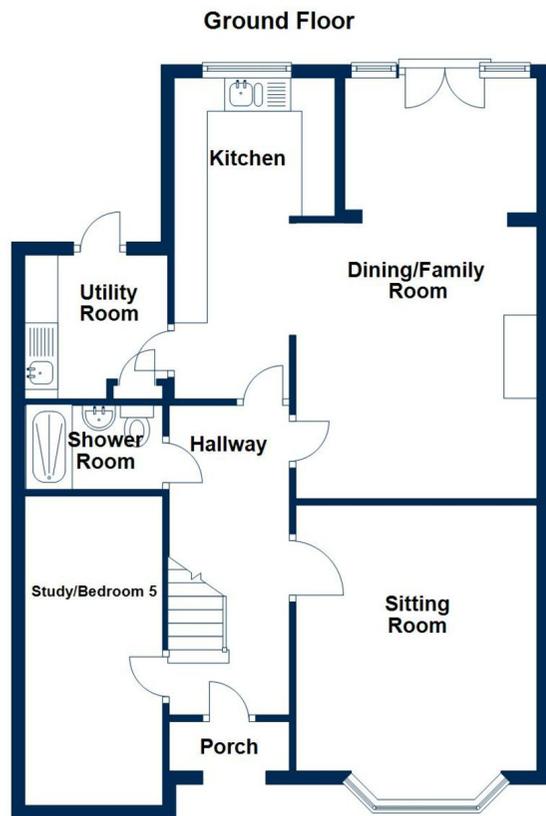
The generous sized rear garden extends to approximately 110ft with paved patio area adjacent to the rear of the property with raised brick flower bed, outside lighting and water tap. The patio extends out to a good sized lawn with various flower and shrub borders, silver birch, timber summer house and timber shed.

**Tenure** The property is Freehold

**Council Tax** Band F

**Viewing** By Arrangement with Pocock + Shaw





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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