



27 Almoners Avenue, Cambridge, CB1 8NZ  
Guide Price £880,000 Freehold



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**A 1950'S DETACHED, FAMILY HOUSE PROVIDING EXTENDED ACCOMMODATION APPROACHING 1900 SQFT TOGETHER WITH A 38FT LONG GARAGE, DRIVEWAY PARKING AND ESTABLISHED GARDENS, ON ALMONERS AVENUE.**

- An established 1950's detached house with generous gardens close to Addenbrooke's Hospital and outstanding schools
- Restored parquet flooring throughout the ground floor level
- Extended accommodation approaching 1900 sqft
- Off-street driveway parking and a 38ft long garage

4 bedrooms – 2 bathrooms – living room with breakfast area – family / dining room – lean-to conservatory – refitted kitchen – utility room – entrance vestibule – cloakroom / WC – reception hall – tandem-length garage – frontage with off-street parking – south-east facing rear garden

This four-bedroom, detached family home is situated within a mature and highly desirable residential area on the south-side of the city, moments from Addenbrooke's Hospital / Biomedical Campus and first-class schools. The property has been significantly extended at ground floor level to create large semi-open living spaces which add flexibility to the layout and are ideal for day-to-day family living and home working.

The property is set back behind broad, well-stocked frontage, which provides off-street parking for three vehicles. A large entrance vestibule provides useful and additional storage space and leads to a cloakroom / WC. The reception hall leads to a utility room with plumbing for appliances, a refitted and well-equipped modern kitchen providing a matching range of units and drawers, working surfaces with tiled upstands, inset induction hob with extractor hood above and a combination of integrated and freestanding appliances. The extensive L-shaped sitting room with breakfast area has separate doors opening to a large, full-width family / dining room with library shelving unit and access to the lean-to conservatory. All principal reception rooms and entrance spaces benefit from an attractive and restored parquet floor.

Upstairs, the first-floor landing leads to a refitted family bathroom suite and four spacious bedrooms. Bedroom one provides wall-length built-in wardrobes and bedroom two has an en suite shower room.

Outside, there is a tandem-length garage measuring 38ft in length with power, lighting and up-and-over door. The rear garden measures approximately 16 metres by 10 metres, has a south-east facing aspect and is predominantly laid to lawn with mature shrubs and trees set to borders. There are raised vegetable beds, a greenhouse and a paved seating area.

**Agent's Note**

Front and rear extensions were done 40+ years ago (long prior to the vendors' ownership of the property). It is assumed that appropriate permissions were granted at the time.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

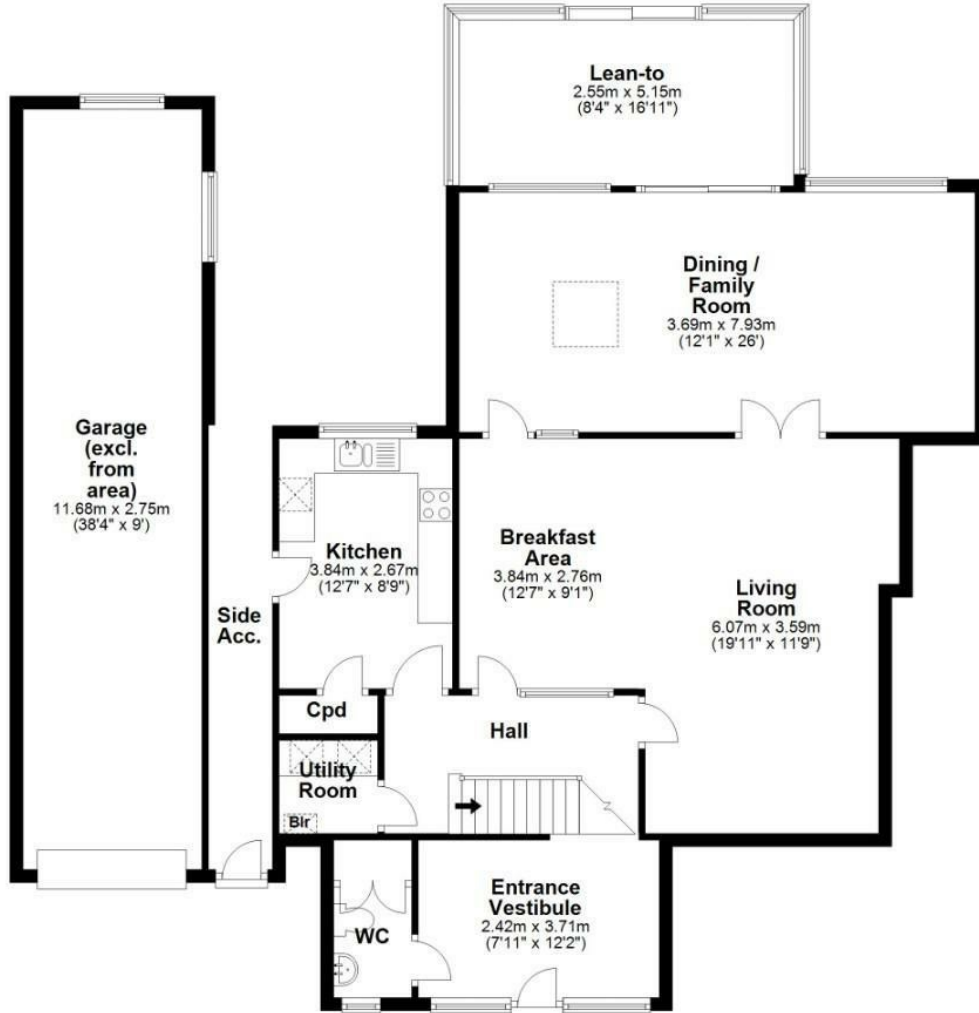
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





### Ground Floor

Approx. 119.5 sq. metres (1286.3 sq. feet)

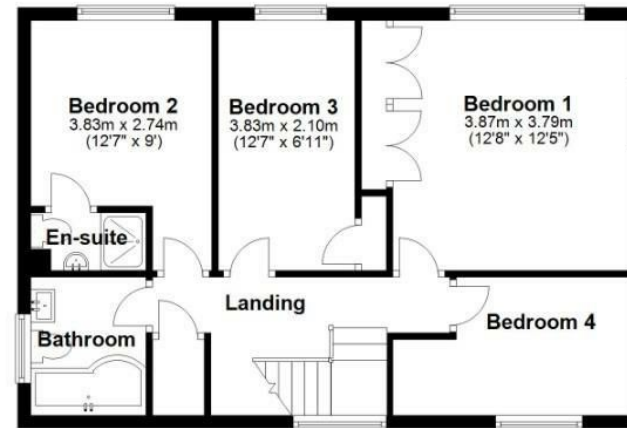


Total area: approx. 175.9 sq. metres (1893.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### First Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	68	80
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

