



46 Highworth Avenue, Cambridge, CB4 2BG  
Guide Price £700,000 Freehold



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**AN ESTABLISHED 1920'S BAY-FRONTED RESIDENCE WITH DRIVEWAY PARKING,  
SITUATED ON A PRIVATE CORNER PLOT ON A NO-THROUGH-ROAD IN ONE OF  
THE CITY'S MOST DESIRABLE AREAS, AVAILABLE WITH NO CHAIN.**

- 1920's home retaining various original features
- Private corner plot and driveway
- No onward chain
- Exciting scope for further improvement (STPP)
- Friendly and peaceful neighbourhood
- 3 Double bedrooms

This three bedroom, detached, 1920's house is situated on this highly sought-after road within striking distance of Cambridge City centre via Milton Road. This characterful property provides a canvas on which the new owner can place their own stamp and also offers the scope to extend, subject to the relevant consents, resulting in what could become an exceptional family home.

On the ground floor there are two reception rooms, the living room being bay fronted with a handsome fireplace, contrasted by tiled inserts and real wood surround. The dining room benefits from a dual aspect and has an electronic lift leading up to bedroom 2. The kitchen is fitted with a basic range of units and offers space/plumbing for various appliances. Completing the ground floor accommodation is a rear lobby with a door to the rear garden and access to a cloakroom W.C.

Upstairs there are three double bedrooms, bedroom 3 also includes a built-in cupboard. The bathroom is fitted with a basic 3-piece suite and includes an airing cupboard and a fitted cupboard.

Outside, the property is nicely set back on a secluded corner plot behind fencing, mature bordered hedgerows and trees. There is secure gated access leading to a driveway located at the left-hand side of the property and pedestrian gated to the front leading you to the front door along a paved pathway. The rear garden has a paved area and raised pergola, the remainder is laid to lawn and stocked with a variety of plants, shrubs and trees. There is also a shed for storage. The property sits centrally to its plot ensuring that the gardens to the front and rear are of a good size.

This property offers vast scope for extension and improvement, a viewing is highly recommended.

**Location**

Highworth Avenue is a friendly neighbourhood and no-through road, conveniently situated just off the Milton Road, less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Both Midsummer and Stourbridge Commons are also situated nearby, as well as the newly completed Cambridge North Railway Station with regular services to London Kings Cross. There are a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre which has a wide range of shops a multiplex cinema and restaurants just a short distance away.

Schooling is available at Milton Road Primary and Castle School, both of which are Ofsted rated as good. The renowned Cambridge Day Nursey and Forest School is just a 5 minute walk away. Secondary schooling is available at the well regarded Chesterton Community College, which is rated 'Outstanding' by Ofsted.

**Fixtures and Fittings.**

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

**Services.**

All mains services are connected.

**Statutory Authorities.**

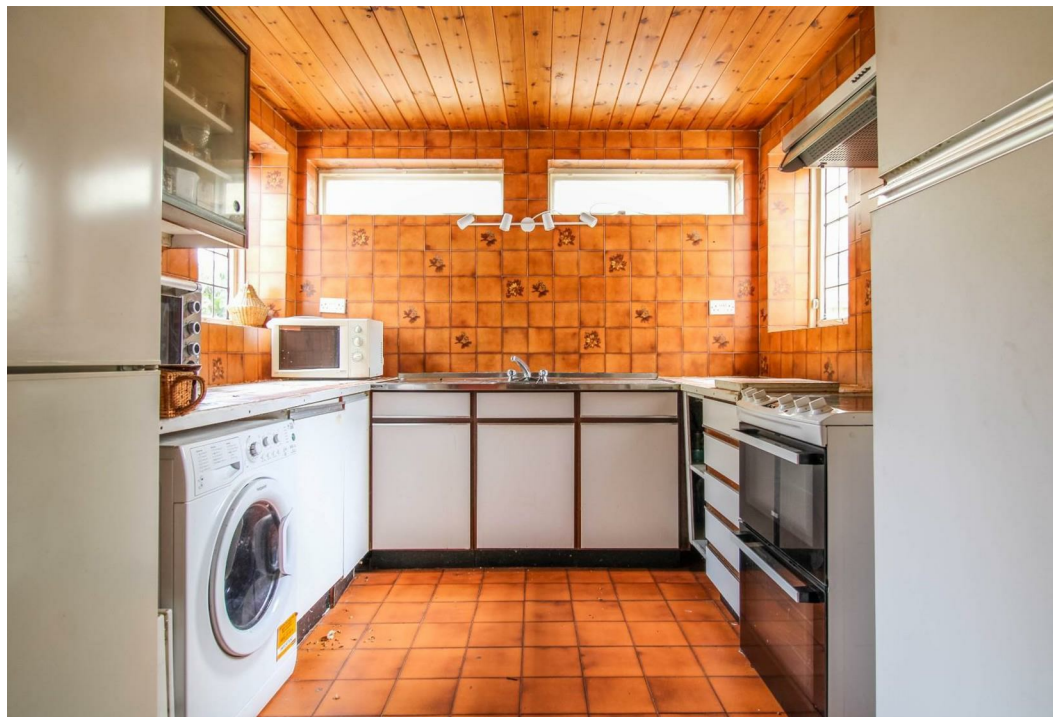
South Cambridgeshire District Council  
Council Tax Band F

**Viewing.**

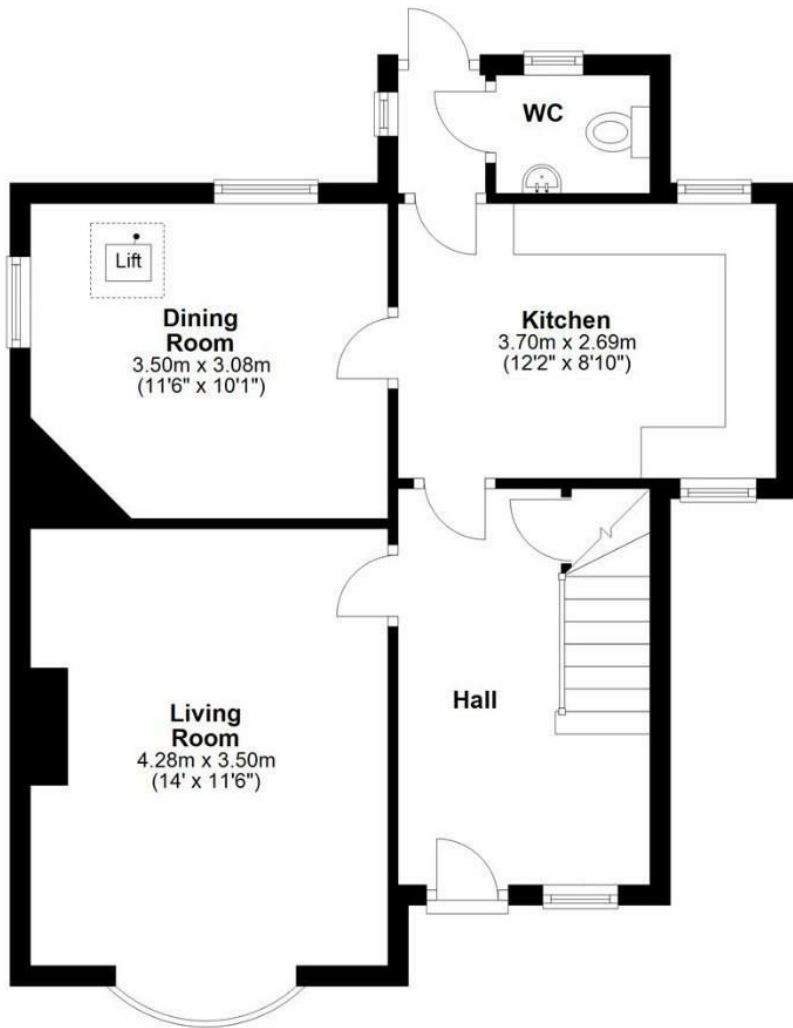
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Tenure**

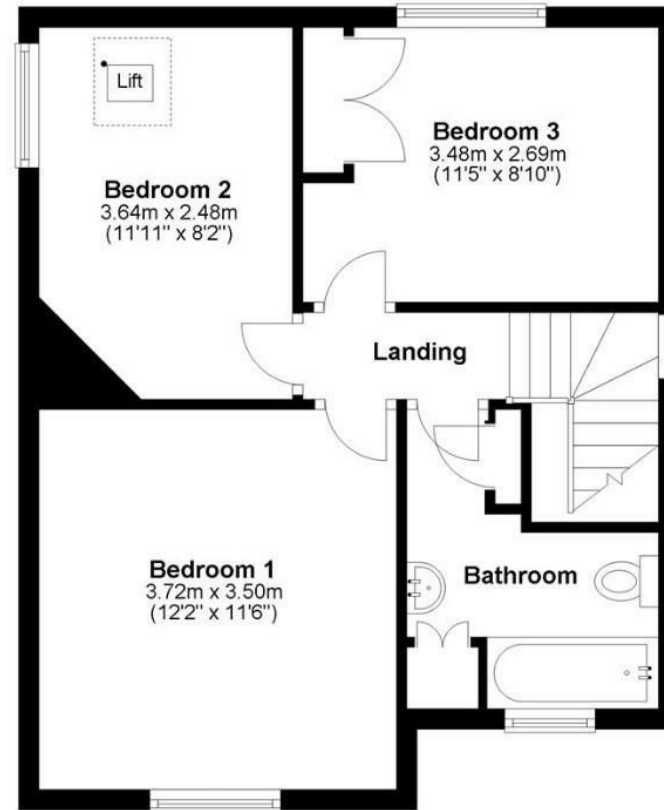
Freehold



## Ground Floor



## First Floor



Approx. gross internal floor area 93 sqm (1000 sqft)

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

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