



45 Highfield Avenue, Cambridge, CB4 2AJ  
Offers Over £1,150,000 Freehold

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## A SUBSTANTIAL 6-BEDROOM, 1930'S DETACHED HOUSE BENEFITTING FROM A LOFT CONVERSION IN 2025 AND EXTENSIVE GROUNDS, WHICH INCLUDE PARKING, GARAGING AND BEAUTIFUL GARDENS, ON HIGHFIELD AVENUE.

- 6 bedrooms, 3 reception, 2.5 bathrooms
- Loft conversion completed in 2025
- Driveway parking for 3 vehicles & garage
- Chesterton Community College / Milton Road Primary catchment
- EPC - D / 59
- Extended 1930's detached house
- Plot size - 0.14 acres
- Electric charging point
- Gas-fired heating to radiators
- No chain

This handsome and imposing double fronted house, occupies a prominent position within this leafy and desirable residential area, overlooking Hurst Park Avenue.

Built in the 1930s, this impressive house stands detached on a broad and generous plot with large mature gardens. The property has been extended twice, and a substantial loft conversion was recently completed in 2025 to provide contemporary second floor accommodation with exceptional views of the surrounding area. Accommodation now extends to an impressive 2000 sqft, retains some charming features typical of the 1930's era and provides a practical and modern layout suited for families.

The property sits behind a paved driveway, which provides parking for three or four vehicles and leads to a set-back garage and the garden. An electric charging point has been installed to the side.

The accommodation is well-maintained and found in good decorative order. The ground floor accommodation includes a spacious reception hall, an open plan kitchen/dining room with a bay window and a well-equipped kitchen. An elegant bay-fronted sitting room with a period fireplace and an attractive wood floor connects into an expansive, part-glazed vaulted extension with views down and access to the garden. An inner lobby with a WC completes this level.

Upstairs, the first-floor landing leads to a family bathroom suite and four bedrooms. Original wood floors continue throughout this level.

The second-floor loft conversion adds a modern touch to the property and comprises two impressive rooms and a luxurious Jack & Jill bathroom with a walk-in shower cubicle and a freestanding bathtub. The finish of this conversion is of a high standard.

Outside, the large rear garden has been beautifully designed and continually maintained. Predominantly laid to lawn, there are numerous varieties of attractive mature trees and established plants and shrubs set to borders. There is a paved patio area off the garden room extension and a matching paved pathway leading to the garage and garden shed.

### Location

Located in North Chesterton, Highfield Avenue, runs between Hurst Park Avenue and Leys Avenue forming part of an established residential area. There are local shopping facilities at Mitcham's Corner and Milton Road and it is well situated for Milton Primary School and Chesterton Community College, as well as green spaces like Midsummer Common, Jesus Green and the river Cam.

Highfield Avenue is located just 2.2 miles away from Cambridge North Railway Station and 2.5 miles from Cambridge station with regular train services into London King's Cross and Liverpool Street with journeys taking from 50 minutes. It is well placed for access to the Science Park and the A14, which in turn grants further access to the M11 to the south towards London and Stansted airport.

### Tenure

Freehold

### Services

Main services connected include: water, electricity, gas and mains drainage.

### 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.



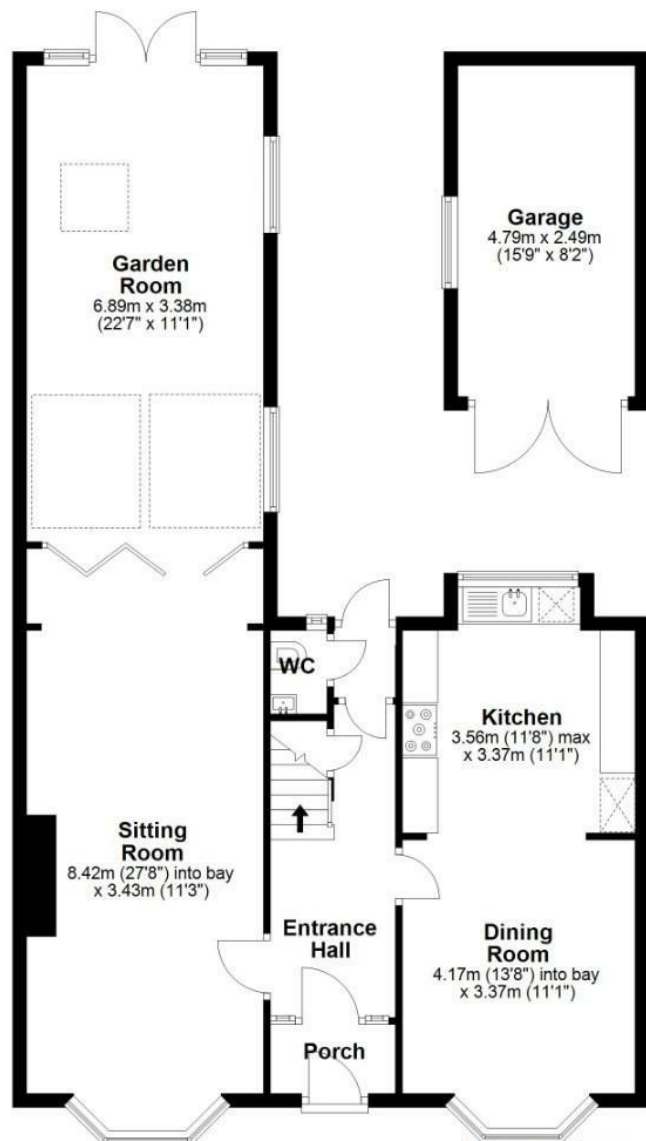






## Ground Floor

Main area: approx. 88.4 sq. metres (951.1 sq. feet)  
Plus garages, approx. 11.9 sq. metres (128.5 sq. feet)



Main area: Approx. 184.5 sq. metres (1985.8 sq. feet)  
Plus garages, approx. 11.9 sq. metres (128.5 sq. feet)

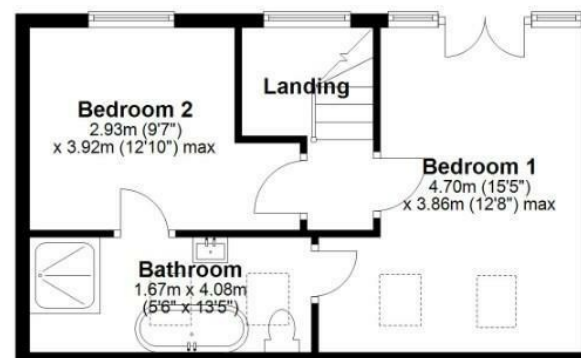
## First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



## Second Floor

Approx. 37.7 sq. metres (405.4 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>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

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59





