



83 Cavendish Avenue, Cambridge, CB1 7UR
Guide Price £1,100,000 Freehold



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A CHARMING AND SIGNIFICANTLY EXTENDED 1930'S HOUSE PROVIDING CHARACTERFUL ACCOMMODATION WITH MODERN ADDITIONS EXTENDING TO 1840 SQFT, SET IN DELIGHTFUL SURROUNDING GARDENS ON CAVENDISH AVENUE.

- 1840 sqft / 171 sqm
- Extended 1930's end of terrace house
- New windows and external doors in 2016
- Driveway parking
- Side extension and loft conversion completed in 2016
- 4 double bedrooms, 3 reception, 3 bathrooms
- Solar PV system
- EPC – C / 74
- Gas-fired central heating system to radiators
- Plot size - 0.14 acres. Mature wrap around gardens

This 1930's end of terrace house occupies a generous triangular-shaped plot with established wrap-around gardens, which provide a high degree of privacy, colour and space.

The property was significantly improved and sympathetically extended in 2016 to create additional two-storey accommodation on one side and a spacious loft conversion. The property effortlessly blends character and charm with thoughtful contemporary features. It should also be noted that the property benefits from wrap-around external insulation and a very large capacity underground water storage unit laid underneath the front lawn which provides rain water for flushing the toilets and watering the garden.

Set back and well-screened from the road, this fine family home is approached via a gravel driveway and natural gardens with an attractive pathway leading to the main entrance and rear garden areas.

A bright and open reception hall provides a cloaks area and leads to all ground floor accommodation. An impressive and well-proportioned kitchen/dining room was added in 2016. A well-equipped, custom-made kitchen provides extensive storage (including a walk-in larder) and enhances this homely space. There is ample room to extend the dining/seating space and double doors open to the garden.

A cosy sitting room with a wood burning stove and attractive flooring connects to the family room. A large and useful utility room with access to a outside covered storage area and wet room complete this level.

Upstairs, the first-floor landing leads to a family bathroom suite with a separate shower cubicle and three spacious double bedrooms. Bedroom 2 (refer to floor plan) has a vaulted ceiling, a walk-in wardrobe, built-in storage areas and a feature porthole window.

The principal bedroom is located on the second floor. This generous room provides an ensuite bathroom, extensive under eaves storage and a study/dressing area.

Outside, there is off-street driveway parking to the front. Private and useable front gardens enjoy lots of colour and scent and tranquil spaces to relax and socialise. The rear garden is predominantly laid to lawn with established hedging to the borders. Wild areas have been created to attract wildlife and there is space for a kitchen/vegetable garden. A broad covered area adjacent to the property provides excellent storage for bicycles, garden furniture and logs.

Agent's Note

The timber-framed side extension and the loft conversion were completed in 2016.

Location

Cavendish Avenue is located just off Hills Road, conveniently well placed for the city centre, railway station and M11. Local shopping, churches and the public library are close by as is Morley Memorial Primary School. Other schools, of the state and independent sectors are also to be found on the south side of the city along with Long Road and Hills Road Sixth form colleges. It is also in easy reach of Addenbrooke's Hospital and Cherry Hinton Hall where there is a playground and park for children.

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

Fixtures and Fittings

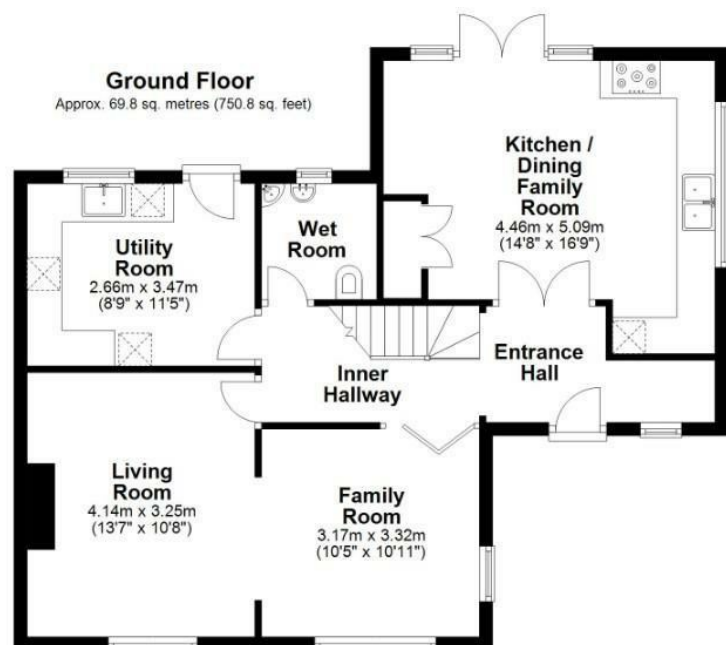
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 171.0 sq. metres (1840.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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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