



Radcliffe & Rust
Residential sales & lettings

35 Central Avenue, Cambridge CB4 2XQ
Guide Price £550,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this modern four bedroom terraced home on Central Avenue. Boasting a spacious layout and private rear garden, the property is located on the north side of the city and close to the city centre. An ideal location for the Business and Science Parks and of course the new Cambridge North train station that is either a 40 minute stroll or a 10 minute cycle ride away. Cambridge North offers a direct line to London Kings Cross in one hour. The very centre of the city is still only a fifteen minute bike ride away which is perfect for buyers who are looking to take advantage of the whole host of excellent shopping, recreational and cultural amenities that the very heart of Cambridge City has to offer. The property is also well placed for a commuter with easy access to the A14/M11 corridor.

The exterior of the property has light sandstone coloured bricks set against anthracite grey windows. The property is set behind a black metal decorative fencing with white stones either side of the pathway leading to the front door. Once inside, on your left hand side is the downstairs cloakroom which has a W.C., and hand basin with a mirror above. The entrance hall also offers a spacious under stairs storage cupboard which houses a safe for storing valuables. There is also an intruder alarm control panel.

Opposite the stairs leading to the first floor is the open plan kitchen, dining and living room. The kitchen consists of brown wooden style wall and base units with neutral coloured square wall tiles and integrated appliances including a full height fridge freezer, Bosch washing machine and dishwasher, AEG induction hob (gas outlet installed if you prefer a has hob) and AEG integrated double oven. The units have been laid out in a U-shape with a breakfast bar area and space for a dining table for at least four people. The living end of the room offers the perfect place to entertain and catch-up with friends and family while you rustle up a culinary delight in the kitchen. The kitchen also has French doors leading to the rear garden which flood the space with light. There is a separate space off the kitchen which has been converted into a gym area by the current owners but could also be used as a play area for children or work from home space if required. The flooring is removable and there is laminate flooring underneath.

On the first floor, there are three bedrooms and a bathroom. The first room you come to on the left at the top of the stairs is bedroom four. Although the smallest of the bedrooms, this room fits a double bed. Next to bedroom four is bedroom three. Another good sized double, this bedroom overlooks the rear of the property and could comfortably fit a double bed and storage furniture. Next to bedroom three is bedroom two. This room could be used as a bedroom or could also be used as a separate living room if the new owner wanted a separate living space to the open plan living and dining room on the ground floor. The final room on this floor is the family bathroom which has a bath with overhead shower and glass screen, W.C., hand basin and stainless steel coloured heated towel rail.

On the second floor is the master suite. Built into the eaves of the roof of the property, this great sized room has Velux windows on one side and a window on the opposite side overlooking the front of the property which floods the room with light. The master suite also has the added bonus of an en-suite which has a walk-in shower with glass door, W.C., hand basin, stainless steel coloured heated towel rail and Velux window.

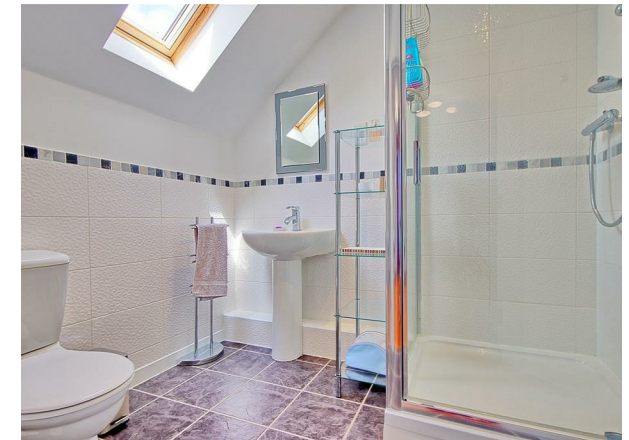
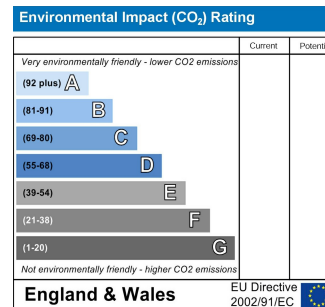
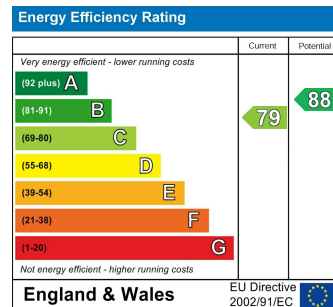
To the rear of the property, there is a good sized private rear garden mainly laid to lawn with a paved patio area and path leading to the gate at the rear of the garden. Beyond the garden gate is the property's private single garage and parking area. There is also on road parking available at the front of the property.

Please call us on to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold

Council tax: Band D = £2,307 for 2024 - 2025 (South Cambridgeshire District Council)





Total area: approx. 129.5 sq. metres (1393.8 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		79	88
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	

