



39 Harvey Goodwin Avenue
Cambridge, CB4 3EX

Guide price £825,000

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- Bay fronted 4 bedroom house
- Detached annexe
- Quiet position close to primary and secondary schooling
- 4 reception rooms
- No onward chain

An extended 1920s bay-fronted, 4 bedroom house with a detached, refurbished, annexe, and around 1750 sq.ft of accommodation and a lovely, mature, west-facing garden. Offered with the benefit of no onward chain.

This imposing semi-detached house has been extended and altered over the years and provides comfortable and versatile family space and a detached annexe.

Steps lead up to the porch and the original front door with a stained glass window to one side. The large bright hallway has solid oak flooring, a turning staircase and an under-stairs cupboard. The bay-windowed living room has a tiled fireplace with a wood burner and fitted shelving on either side. The family room also has a tiled fireplace and a door with sidelights into the garden room/conservatory extension, with doors to the garden and a tiled floor. The kitchen has fitted cupboards and a door to the side passageway. The kitchen flows into the dining room with a feature corner window overlooking the garden. There is also a downstairs WC.

Upstairs there is a lovely landing off which are 4 good size bedrooms including a large bay windowed principal





room. There is a beautifully refitted family bathroom that has a shower over the bath.

The house has numerous original features, high ceilings, central heating and has just been re-carpeted. There is some double-glazing, and some purchasers may consider installing solar panels on the south-facing annexe roof.

Outside, at the front, is a garden and driveway area suitable for parking. Gated access leads to the wide, covered side passageway and, in turn, to the detached annexe, which has recently been refurbished and is currently let. It provides studio-style accommodation including a kitchen area and shower room which is new.

The rear garden is a lovely, private space with borders packed with shrubs and bulbs for all year-round colour and interest. There are two small wildlife ponds and a range of productive fruit trees and fruit bushes.

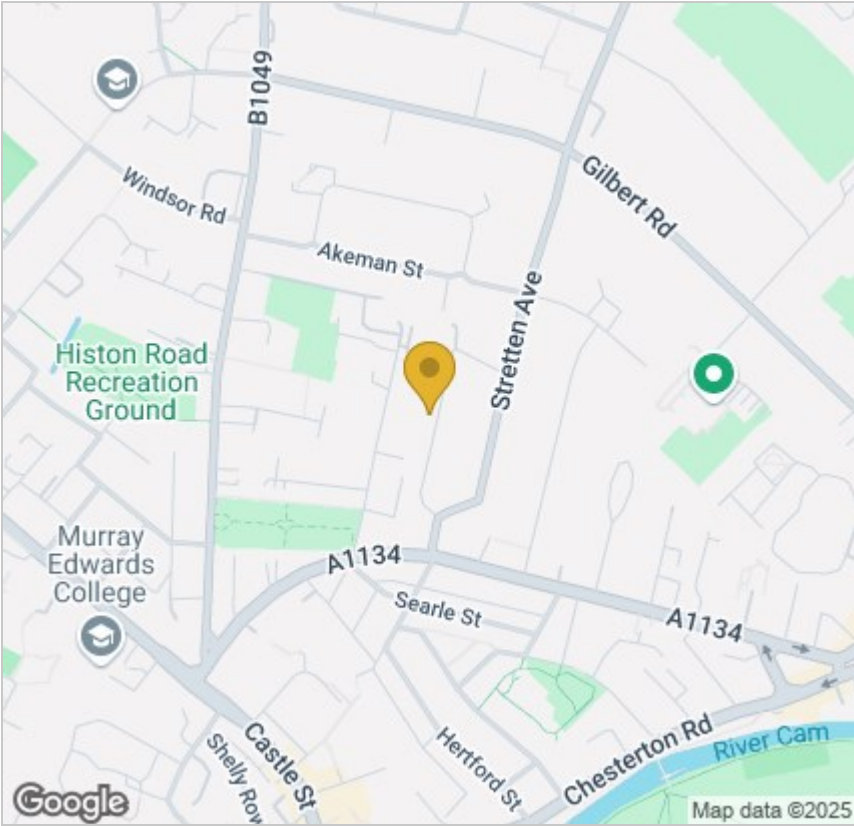
Harvey Goodwin Avenue is located off Victoria Road, there are good local facilities including shops, pubs, and restaurants within easy reach. The river and Jesus Green are only 1/2 a mile away and Cambridge North Station is less than 3 miles. Harvey Goodwin Avenue has several bus stops nearby and is also well placed to access good road routes in and out of the City as well as to the A14 and M11. SAT NAV: CB4 3EX
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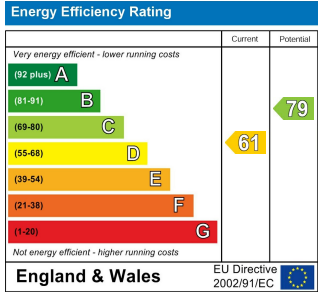
Floor Plan



Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

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