



Stanley Avenue, Cambridge, CB4 2EX

£500,000



## Stanley Avenue, Cambridge, CB4 2EX

**Butler & Co Estate Agents** are delighted to present this exceptional five-bedroom family home, located in one of Cambridge's most sought-after neighbourhoods. This impressive residence combines spacious living with modern luxury, featuring a generous family living area, a convenient cloakroom, and five well-proportioned bedrooms, including two with en-suite bathrooms and a stylish family bathroom.

Discover a beautifully maintained rear gardens provide an ideal setting for outdoor relaxation and entertaining, perfect for enjoying those sunny days with family and friends and a rear driveway leading to a secure garage.

Situated in a prime location, this home offers easy access schools, a variety of shops, restaurants, and excellent commuter links, making it a perfect choice for both convenience and lifestyle.

Don't miss the chance to make this stunning property your new home. Call Butler & Co today to arrange a viewing.







## Entrance Hall

Entrance hallway leading to the cloakroom and family area and benefits from a radiator.

## Family Room

7.67m x 4.7m (25'2" x 15'5") Maximum.

### Family Area

This room benefits from dual aspect windows to the front and rear of the property allowing for an abundance of natural light, this area opens into the kitchen area which is separated by the breakfast bar and also benefits from a number of radiators and laminate flooring.

Staircase leading to first floor landing.

### Kitchen Area

Fitted with matching wall and base units with work surface over, sink unit, 4-ring gas hob, built-in oven, plumbing for dishwasher and washing machine, and space for fridge.

This area also benefits from Breakfast bar area with seating recess and French doors leading into rear garden.

## Cloakroom

1.19m x 0.76m (3'11" x 2'6")

Fitted with two piece suite with low level WC and wash hand basin.









## Landing

2.95m x 2.01m (9'8" x 6'7")

Staircase leading to second floor landing and doors to Master bedroom and bedroom 2.

The landing also benefits from a build in cupboard.

## Master Bedroom

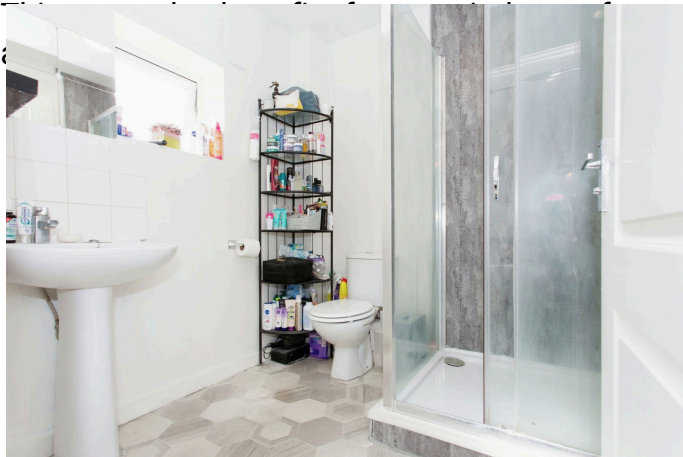
3.96m x 2.59m (13'0" x 8'6") Maximum with restricted heat height room.

Window to front, radiator and door leading into the en-suite.

## Ensuite

2.01m x 2.01m (6'7" x 6'7")

Fitted with a three piece suite with pedestal wash hand basin, low level WC and shower cubical.



## Bedroom 2

4.29m x 3.58m (14'1" x 11'9") Maximum irregular shape room.

Window to rear, radiator and door leading into both the dressing room and en-suite.

## Ensuite

2.06m x 1.02m (6'9" x 3'4")

Fitted with a three piece suite with wash hand basin, low level WC and shower cubical.

## Second floor landing

2.95m x 2.03m (9'8" x 6'8")

Landing leading to three bedrooms and a family bathroom.

The landing also benefits from a loft hatch and a above stairs cupboard.



## Bedroom 3

3.96m x 2.59m (13'0" x 8'6") Maximum restricted head high room.

Window to front and radiator.

## Bedroom 4

3.61m x 2.59m (11'10" x 8'6") Maximum restricted head height room.

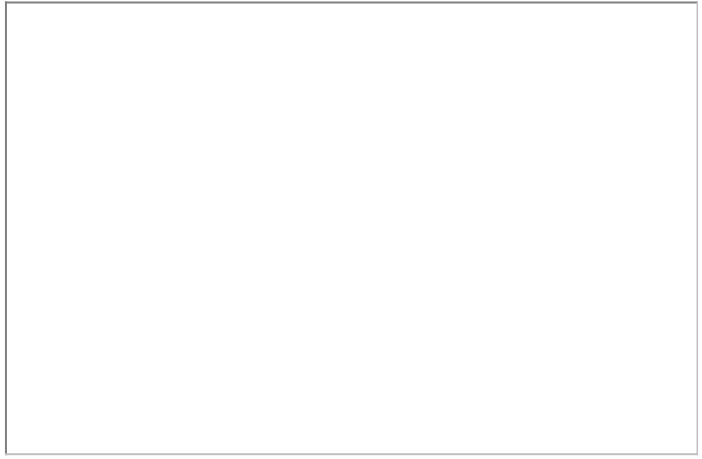
Window to rear and radiator.

## Bedroom 5

2.03m x 2.01m (6'8" x 6'7")

Skylight and radiator.





**Family Bathroom**  
2.46m x 2.03m (8'1" x 6'8")

Fitted with a three piece suite with deep panel bath with shower over, low level WC and pedestal wash hand basin.

This room also benefits from a heated towel rail and skylight.

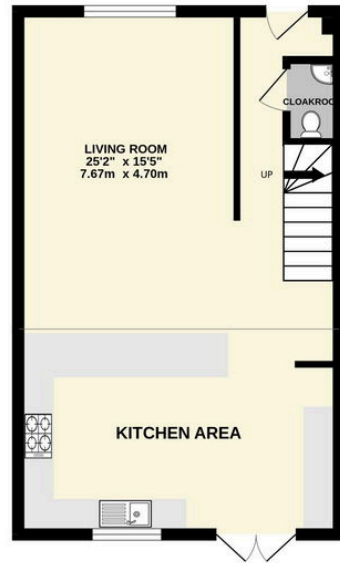
**Rear Garden**

Mainly laid to AstroTurf with sun patio area, timber shed and lockable gated access leading to the rear garage.

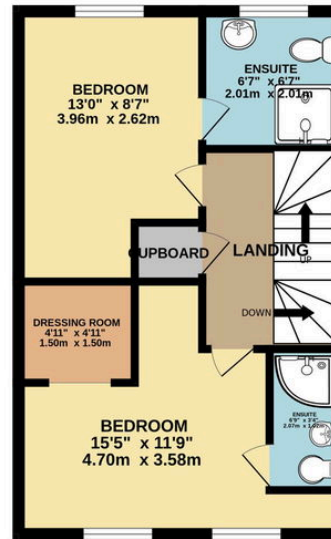
**Garage**  
5.59m x 2.62m (18'4" x 8'7")

Driveway leading to the rear garage with additional allocated parking space.

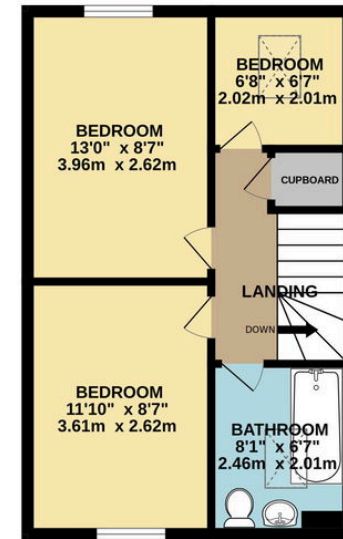
GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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