

Leys Avenue, Cambridge, CB4 2AN

CHEFFINS

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Guide Price £1,300,000



- Substantial Accommodation Arranged Over Three Floors
- Two Well-Proportioned Reception Rooms
- Comprehensively Fitted Kitchen With Utility Area
- Four Bedrooms To The Main House
- Principal Bedroom Suite With En-Suite Shower Room
- Two Further Bathrooms
- Separate Ancillary Accommodation With Kitchenette And En-Suite
- Detached Garage With Electric Doors
- Extensive Wraparound Gardens
- Numerous Established And Landscaped Garden Areas

An impressive and particularly versatile residence, occupying a substantial plot in a sought-after north Cambridge location. The property provides four-bedroom accommodation arranged over three floors, complemented by two reception rooms, two en-suite facilities and family bathroom, extensive landscaped wraparound gardens, a detached garage and a separate self-contained one-bedroom annexe, offering exceptional flexibility for multi-generational living or independent guest accommodation.









LOCATION

Leys Avenue occupies a popular and established residential position in north Cambridge, conveniently situated for a wide range of local amenities, with everyday shopping facilities available along Milton Road and Arbury Road, together with the nearby Mitcham's Corner. The historic city centre is readily accessible by bicycle, bus or on foot, whilst Cambridge North railway station provides convenient connections further afield. The area is also well served by schooling, including Milton Road Primary School, The Grove Primary School and Chesterton Community College. Cambridge Science Park, Cambridge Business Park and the A14 are all within easy reach, making this a particularly convenient location for both city living and commuting.

ENTRANCE PORCH
Storm porch covering the panel-glazed entrance door, with the original entrance door featuring leaded stained-glass windows and matching glazed side panels, leading through into the entrance porch. Tiled flooring, coat recess, radiator and inset LED downlighters. A set of glazed sliding doors leads through into the entrance hall.

ENTRANCE HALL
Featuring engineered oak flooring, stairs rising to the first-floor accommodation with understairs storage cupboards, radiator, picture rails and inset LED downlighters. Double-glazed window fitted with stained-glass leaded lights to the side aspect, with panel doors leading through to the respective rooms.

CLOAKROOM
Comprising a two-piece suite with low-level WC with concealed dual-hand flush and hand wash basin with hot and cold mixer tap and storage cupboard beneath. Wall-mounted mirror, heated towel rail, continuation of the engineered oak flooring from the entrance hall, wall-mounted lighting and double-glazed window to the side aspect.

SITTING ROOM
Featuring a continuation of the engineered oak flooring from the entrance hall, picture rails and gas fireplace with stone surround and hearth beneath a wooden mantel. Wall-mounted uplighters, full-height and standard radiators, double-glazed bay window to the front aspect and further double-glazed bay window to the side aspect, with a set of double-glazed panelled French doors leading out onto the garden.

DINING ROOM
Featuring a continuation of the engineered oak flooring from the entrance hall, picture rails and gas fireplace with stone surround and hearth beneath a painted wooden mantel. Wall-mounted lighting, fitted display cabinet and chest of drawers, together with further storage cupboards to the opposite side of the room. Full-height radiators and two double-glazed bay windows, with panelled French doors leading out onto both the side and rear gardens. An opening leads through into the kitchen.

KITCHEN
Comprehensively fitted with a collection of contemporary wall and base-mounted storage cupboards and drawers, all incorporating soft-close fittings, with Corian work surfaces incorporating a stainless-steel sink with additional quarter bowl, Insinkerator food waste disposer, hot and cold mixer tap and drainer to the side. Integrated Siemens five-ring induction hob with tiled splashback and concealed extractor hood above. Integrated Neff double oven with warming drawer beneath, together with an integrated and concealed dishwasher, pull-out drawer fridge and low-level freezer, alongside a further low-level fridge.

Further storage is provided by a particularly large pantry cupboard with automatic strip LED lighting upon opening, together with a similar fitted storage cupboard to the opposite side of the kitchen. The kitchen cabinetry continues around to provide a further area, ideally suited to utility purposes, with additional wall and base-mounted storage cupboards and drawers, one of which houses an integrated and concealed washing machine.

A wealth of inset LED downlighters, underfloor heating controls, double-glazed windows to both the side and rear aspects, a set of double-glazed panelled French doors leading out onto the garden and a further panel-glazed door providing access to the covered side access.

FIRST FLOOR

LANDING
Stairs rising from the entrance hall to the first-floor landing, with further stairs rising to the second-floor accommodation. Inset LED downlighters, double-glazed window fitted with stained-glass leaded lights to the side aspect and cupboard housing the pressurised Megaflo hot water cylinder. Original panel doors lead through to the respective rooms.

PRINCIPAL BEDROOM
A particularly well-appointed principal bedroom with an array of fitted wardrobes, storage cupboards and bench storage, together with picture rails and radiator. Double-glazed windows to both the side and front aspects, with a frosted-glazed sliding door leading through into the en-suite shower room.

EN-SUITE SHOWER ROOM
Comprising a three-piece suite with a particularly large walk-in shower cubicle incorporating dual wall-mounted shower heads and glazed partition, low-level WC with concealed dual-hand flush and hand wash basin with hot and cold mixer tap. Tiled surrounds, a wealth of fitted storage cupboards and drawers beneath the hand wash basin, wall-mounted mirror and heated towel rail. Further fitted storage cupboards, inset LED downlighters, picture rail, Amtico flooring, radiator, extractor fan and double-glazed window to the front aspect.

BEDROOM THREE
Featuring picture rails, radiator and a former fireplace, currently blocked off, with painted mantel surround. A wealth of fitted wardrobe storage cupboards. Double-glazed windows to both the side and rear aspects.

FAMILY BATHROOM
Comprising a three-piece suite with panelled bath incorporating hot and cold mixer bath tap and shower head attachment, low-level WC with concealed dual-hand flush and hand wash basin with hot and cold mixer tap. Tiled surrounds, fitted storage cupboards beneath the hand wash basin and further adjacent display cabinet. Heated towel rail, Amtico flooring, inset LED downlighters and double-glazed window fitted with privacy glass to the side aspect.

BEDROOM TWO
Featuring picture rails, radiator and inset LED downlighters. Double-glazed window overlooking the garden, together with a set of double-glazed panelled French doors opening inwards to form a Juliet balcony, also overlooking the garden. A panel door leads through into the en-suite shower room.

EN-SUITE SHOWER ROOM
Comprising a three-piece suite with shower cubicle incorporating wall-mounted shower head and glazed shower doors, low-level WC with concealed dual-hand flush and hand wash basin with hot and cold mixer tap. Tiled surrounds, fitted storage cupboards beneath the hand wash basin, heated towel rail, Amtico flooring and wall-mounted mirror. Picture rails, inset LED downlighters and double-glazed window fitted with privacy glass to the side aspect.

SECOND FLOOR

LANDING
Stairs rising to the second-floor landing, featuring wood-effect flooring and double-glazed window fitted with stained-glass leaded lights to the side aspect. An initial storage area provides access through to the loft storage area.

BEDROOM FOUR
Featuring wood-effect flooring, full-height radiator, wall-mounted shelving and inset LED downlighters. Keylights skylights fitted with blinds to the side aspect.

OUTSIDE

GARDENS
The property occupies an extensive wraparound garden, arranged into a number of distinct and particularly attractive garden areas.

The principal rear garden is approached directly from both reception rooms and is principally paved, with a water feature positioned within the surrounding area. The patio is bordered by well-stocked flowerbeds and overlooks an area of lawn, which is further bordered by established planting, including mature shrubbery, flowering plants and a number of mature trees.

A paved pathway, bordered by further well-stocked flowerbeds, leads down towards the side access to both the garage and annex, continuing around the side of the garage to provide access to an external power point and outside tap, before reaching a side gate providing access onto the drive and Highfield Avenue.

To one side of the property, a further paved pathway provides access to the side entrance door and side access gate, with the area enclosed by timber fencing.

To the opposite side is a landscaped and particularly attractive garden, principally laid to lawn, with a small paved patio area, bordered by well-stocked flowerbeds and enclosed by timber fencing and mature hedging. This opens out onto a further formal-style garden, incorporating areas of paving with a central planted bed featuring architectural grasses, together with a further flowerbed bordering the front of the property and incorporating a number of mature silver birch trees.

A painted iron gate, set between brick plinths, opens through into the principal front entrance area, which is paved and leads up to the front entrance door, with further well-stocked planting and mature shrubs.

The front approach from Leys Avenue is via an ornate painted iron gate, set between brick plinths and adjoining brick walling, leading into the principal front garden and entrance area.

Off-road parking is provided to the front of the garage.

ANNEXE

KITCHENETTE
Accessed via a panel-glazed entrance door, leading through into a kitchenette comprising a collection of wall and base-mounted storage cupboards and drawers, with roll-top work surface incorporating a stainless-steel sink, tiled splashback, lighting, full-height radiator. Double-glazed window to the front aspect. Stairs rise to the first-floor accommodation, with wood-effect flooring and lighting.

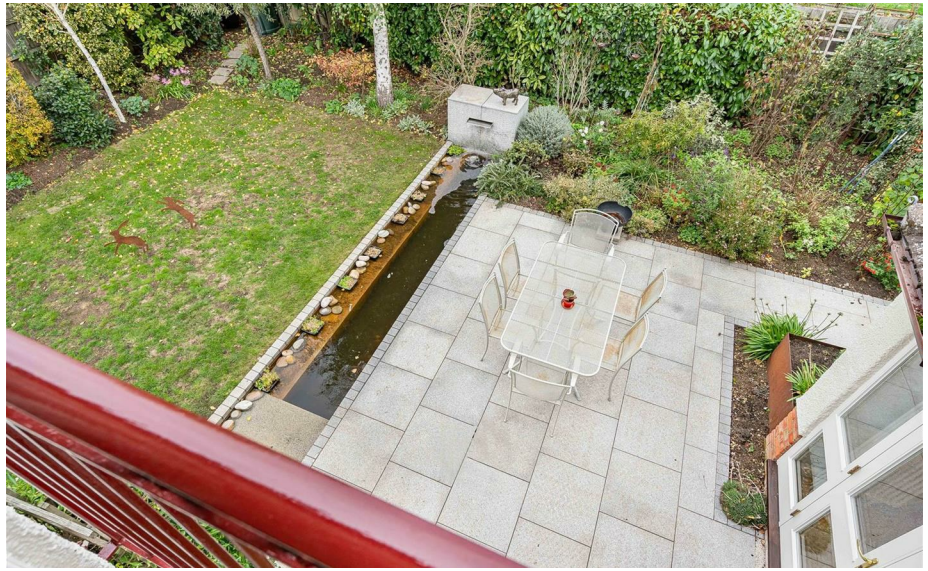
FIRST FLOOR LANDING
Initial landing area featuring wood-effect flooring, Velux skylight and inset LED downlighters, with panelled doors leading through to the respective rooms.

BEDROOM
Featuring wood-effect flooring, radiator, built-in wardrobes and storage cupboards, inset LED downlighters and Velux skylights fitted with blinds, together with a further window to the side aspect.

EN-SUITE SHOWER ROOM
Comprising a three-piece suite with corner shower cubicle incorporating wall-mounted shower head and glazed sliding door, low-level WC with concealed dual flush and hand wash basin with hot and cold mixer tap. Tiled surrounds, inset LED downlighters, extractor fan and Velux skylight to the side aspect.

GARAGE
The garage is accessed either via a panel-glazed side entrance door or a set of electric double doors opening outwards. Fitted with power and lighting, fridge/freezer, together with further wall and base-mounted storage cupboards and drawers. The garage also houses the gas-fired combination boiler providing heating to the annexe, together with the fuse board.

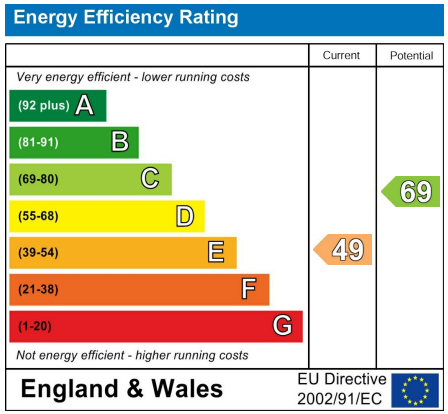








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Guide Price £1,300,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Cambridge City Council



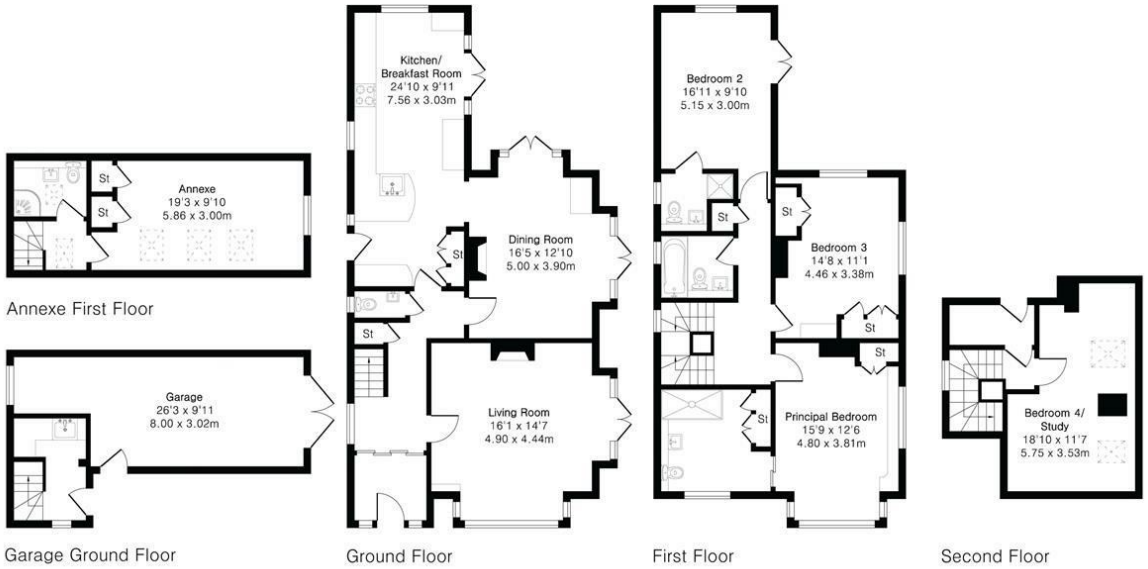






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Approximate Gross Internal Area 2148 sq ft - 200 sq m
(Excluding Garage)
Ground Floor Area 839 sq ft – 78 sq m
First Floor Area 781 sq ft – 73 sq m
Second Floor Area 268 sq ft – 25 sq m
Garage Ground Floor Area 292 sq ft – 27 sq m
Annexe First Floor Area 260 sq ft – 24 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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