



Highsett, Cambridge, CB2 1NZ

CHEFFINS

Highsett

Cambridge,
CB2 1NZ

A excellent opportunity to acquire a rarely available two storey end-of-terrace home, offering well-presented and versatile accommodation, located within this award-winning, central city, 1960s development with attractive communal grounds, parking and garage.

LOCATION

Highsett is a discreet and highly regarded estate, tucked away between Hills Road, Lyndewode Road and Tenison Avenue, in one of Cambridge's prime residential locations. Set within attractively landscaped and carefully planned communal grounds, the development enjoys an enviable balance of privacy and convenience, being only a short walk from Cambridge railway station, Botanical Gardens and less than a mile from the historic city centre. Constructed in 1964 by the renowned Span Developments as part of Phase 3 of the scheme, the estate comprises 48 houses and 37 flats. The flats themselves are Grade II listed in recognition of their architectural significance, while Phase 3 was awarded the prestigious RIBA Gold Medal in 1966, a testament to the innovative design and enduring quality of the development. Highsett remains a celebrated example of mid-20th century modernist architecture, offering both historical importance and a desirable setting for contemporary living.

4 2 2

Guide Price £825,000



PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with inset LED downlighters, radiator, stairs rising to first floor accommodation, opening through into living room and door into:

STORAGE ROOM

with double glazed window fitted with privacy glass to front aspect.

LIVING ROOM

inset LED downlighters, full height radiator, base mounted shelving, wall mounted thermostat, further book casing fitted underneath stairs rising to first floor, double glazed window to front aspect, opening through into:

DINING AREA

with inset LED downlighters, full height radiator, double glazed French doors leading out onto garden, further door leading through into Inner Hallway and opening through into:

KITCHEN

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with a quartz work surface with inset sink with hot and cold mixer tap, drainer to side, integrated 4 ring Neff induction hob with tiled splashback, concealed extractor hood above, adjacent to this is an integrated Neff double oven, integrated and concealed fridge/freezer, dishwasher, inset LED downlighters, double glazed window overlooking garden.

INNER HALLWAY

with range of built-in wardrobes fitted with railings and shelving, one housing space and plumbing for washer/dryer, radiator, tiled effect flooring, doors leading into respective rooms.

SHOWER ROOM

comprising of a three piece suite with shower cubicle, wall mounted electric Powershower accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, storage cupboards underneath wash hand basin, wall mounted mirror storage cupboard with lighting, extractor fan, inset LED downlighters, vaulted ceiling, double glazed window to front aspect.

BEDROOM 4

with vaulted ceiling, full height radiator, base mounted shelving, double glazed window to rear aspect, set of double glazed French doors leading out onto garden.

FIRST FLOOR LANDING

with inset LED downlighters, airing cupboard housing wall mounted gas fired Combi boiler providing hot water and heating for the property with timber shelving, doors leading into respective rooms.

BEDROOM 1

with vaulted ceilings, built-in wardrobes fitted with railings and shelving, full height radiator, double glazed window to front aspect.

BEDROOM 2

with vaulted ceilings, built-in wardrobes fitted with railings and shelving, radiator, inset LED downlighters, double glazed window overlooking garden.

BEDROOM 3

with vaulted ceilings, inset LED downlighters, radiator, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with panelled bath, hot and cold bath tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wall mounted mirror cupboard with lighting, loft access, inset LED downlighters, double glazed window to front aspect.

OUTSIDE

To the front the property is approached off Highsett via a paved pathway leading to the terrace of houses where this one is to the far left. There is a natural covering over the paved pathway leading to a front patio area with further pergola and mature growing plants ideal storage for bikes and bins and outside lighting and access to the front entrance door.

To the rear of the property is a lengthy garden initially paved with patio area led directly off the rear part of the property with outside tap and brick built store, steps up lead to a further paved area bordered by raised and well stocked bedding, centrally positioned is a pond with some further raised bedding area bordering either side of the garden created by timber sleepers with some mature trees and shrubs, and to the very rear is a further bedded area and patio with pergola and the garden to the left and rear side boundaries enclosed by brick wall and to the other side is timber fencing.

SINGLE GARAGE

Single leasehold garage in near by block.

AGENTS NOTE

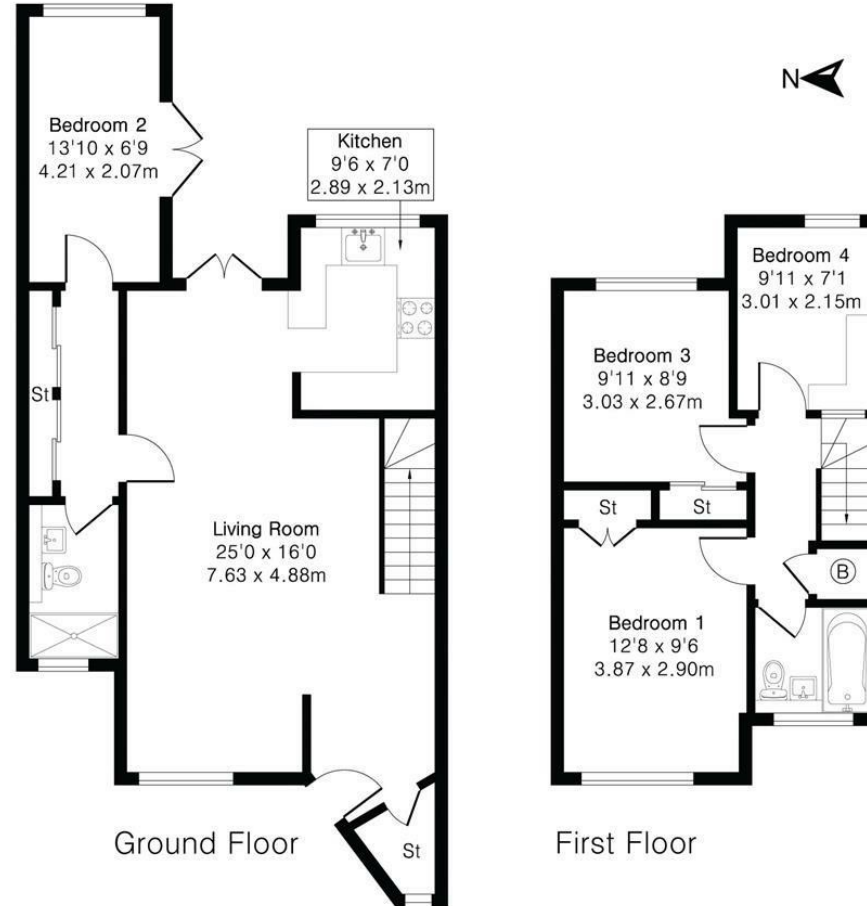
The property is FREEHOLD and the estate is managed by Saint Andrews Bureau. Highsett house-owners each own a share in the Highsett House Residents Society Ltd. The residents elect a committee from their own number, which oversees the day-to-day running of the estate. The communal maintenance fee (at present £500/quarter) covers: management fee for SAB, maintenance of trees and gardens, cleaning of windows, roofs and gutters, outside works on the communal areas including exterior painting of woodwork on houses and garages at regular intervals. Arrangements are reviewed yearly at the AGM.



Approximate Gross Internal Area 1046 sq ft - 97 sq m

Ground Floor Area 644 sq ft – 60 sq m

First Floor Area 402 sq ft – 37 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £825,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City

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.

