



Eltisley Avenue, Cambridge, CB3 9JG

**CHEFFINS**

## Eltisley Avenue

Cambridge,  
CB3 9JG

A most impressive and beautifully presented bay-fronted Edwardian residence, which has been extended and recently sympathetically improved to create a spacious and attractive home. The property features a large, impressive principal reception room, as well as a separate kitchen/dining room, and a good-sized south-facing garden. It occupies a highly sought-after location close to the heart of the thriving and well-served Newnham Village district of the city, offering a good range of local amenities and easy access to the city centre, Lammas Land, and Grantchester Meadows.

4 2 2

Guide Price £1,400,000





**ENTRANCE DOOR**

Four-panelled timber entrance door with double-glazed fanlight above, into

**ENTRANCE HALL**

with cornicing, floor mat, and a panelled and glazed internal door through to the reception hallway. Staircase rising to the first floor with natural timber handrail and newel post and painted spindles. Understairs storage cupboards, decorative moulded archway, architectural radiator.

**CLOAKROOM**

Fitted with white suite comprising low-level, dual-flush WC, hand wash basin with tiled splashbacks and mixer tap, extractor fan.

**KITCHEN / DINING ROOM**

Kitchen has been recently refitted by John Lewis of Hungerford with a range of hand-painted cabinetry and drawers. Stone working surfaces with undermount 1 and a half bowl Villeroy and Boch sink unit with Quooker boiling water tap. Fitted appliances from Neff, including an electric fan oven, four-ring induction hob and a stainless steel extractor above. Fitted and concealed fridge / freezer. Further floor-to-ceiling storage cupboards and fireplace surround. Dining Room with double-glazed bay window to the front, architectural radiator and moulded ceiling rose.

**LIVING ROOM**

A most impressive full-width reception room with part-vaulted ceiling with triple-glazed Velux rooflights. Open fireplace fitted with cast iron log-burning stove, slate hearth and marble mantle above. Range of fitted floor-to-ceiling book shelving. Double-glazed bi-folding door to the rear, leading out to the garden.

**FIRST FLOOR**

Landing, decorative moulded archway, staircase rising to the second floor with natural timber handrail and newel post with painted spindles, radiator.

**BEDROOM ONE**

Picture rail, double-glazed bay window to the front and double-glazed sash window to the front.

**BEDROOM TWO**

Cast iron fireplace, picture rail, radiator, double-glazed sash window to the rear.

**FAMILY BATHROOM**

Fitted with white three-piece suite, comprising panelled bath with mixer tap, separate shower above and glazed shower screen, hand wash basin with mixer tap, tiled splashback, fitted cupboard, low-level dual-flush WC, storage cupboard, heated towel rail / radiator, double-glazed part-frosted window to the side, ceiling with inset downlighters.

**BEDROOM THREE**

Radiator, double-glazed window to the rear, cast iron fireplace and access to loft space.

**SECOND FLOOR**

Landing, double-glazed window to the rear.

**BEDROOM FOUR**

Eaves storage cupboards, a pair of double-glazed Velux rooflights, shelving fitted to recess.

**BATHROOM**

White three-piece suite, comprising panelled bath with wall-mounted mixer tap and separate shower unit above, glazed shower screen, bowl-style hand wash basin with mixer tap on enamel-top wash stand, low-level, dual-flush WC, ceiling with inset downlighters, heated towel rail / radiator, storage cupboard, part-tiled walls and tiled floor. Double-glazed casement window to the rear.

**OUTSIDE**

Front garden with pathway leading to front door, further paved area, gravelled beds, fence and hedgerow to the front.

Rear garden of good size with lighting, newly laid paved patio adjoining the rear of the property, to gentle steps leading down to further garden with ornamental grass, well-stocked flowering and shrub beds, raised beds, pergola with seating area below and small shed, bin store, and gated access to the rear.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £1,400,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Cambridge



**Approximate Gross Internal Area 1575 sq ft - 146 sq m**

Ground Floor Area 743 sq ft – 69 sq m

First Floor Area 562 sq ft – 52 sq m

Second Floor Area 270 sq ft – 25 sq m



[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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

