



Hills Avenue, Cambridge, CB1 7XB

CHEFFINS

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Cambridge,
CB1 7XB

A substantial, fine detached residence offering 2308 sqft of accommodation over three floors with useful integral garage, off road parking, long garden with detached studio/workshop to the rear. Occupying this most desirable, favoured location on the south side of the city conveniently placed for Addenbrookes Campus, Cambridge South (due to open in 2026) as well as a good range of schooling and range of local amenities.

6 3 2

Guide Price £1,300,000





LOCATION

Hills Avenue is a highly sought after, tree lined avenue situated just off Hills Road in a prime south city location. Providing easy access to the city centre, Cambridge railway station, and Addenbrooke's Campus which are all approximately a mile distant, as well as bring within walking distance of nearby amenities such as shops, cafes, and well-regarded schooling including the Perse and the two sixth form colleges.

PANELLED ENTRANCE DOOR

with leaded and glazed pane leading into:

RECEPTION HALLWAY

staircase rising to the first floor with understairs storage cupboard with coat hooks and shelving, ceiling with inset downlighters, radiators, leaded and double glazed window to the front.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap, part tiled walls, tiled floor, heated towel rail/radiator, double glazed and frosted window to the front.

FAMILY ROOM

coved ceiling, wooden flooring, radiator, double glazed window to the front.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

Kitchen area is fitted with a generous range of storage cupboards and drawers to base and eye level with solid wood working surfaces/breakfast bar with tiling to splashbacks, tiled floor, space for cooking range, extractor hood, wall mounted gas fired boiler providing domestic hot water and central heating system, part vaulted ceiling with inset double glazed Velux rooflights. DINING AREA with wooden flooring again part vaulted ceiling with double glazed Velux rooflights, ceiling with downlighters, radiator, double glazed bi-fold doors leading out to the garden. SITTING ROOM with coved ceiling, wall lights, radiator, wooden flooring.

UTILITY ROOM

with rolltop working surfaces with inset single drainer sink unit with mixer tap, range of storage cupboards, broom cupboard, plumbing and space for automatic washing machine, space for tumble dryer and plumbing and space for dishwasher, ceiling with inset downlighters, tiled floor.

INTEGRAL GARAGE

with remote control up and over door to the front, plastered walls, tiled floor, butler sink, range of storage cupboards, double cupboard housing pressurised hot water cylinder, radiator, part

vaulted ceiling with sun tube and a pair of double glazed doors leading out to the garden.

GROUND FLOOR BEDROOM SUITE

comprising BEDROOM, ceiling with inset downlighters, mirror fronted wardrobes with sliding doors, radiators, and a pair of double glazed windows.

ENSUITE SHOWER ROOM

walk-in tiled shower, drencher shower head and hand held rose, low level dual flush w.c., pedestal wash hand basin with mixer tap, tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

ON THE FIRST FLOOR

LANDING

with coved ceiling, staircase rising to the second floor, a pair of storage cupboards, radiator, double glazed window to the front.

BEDROOM 2

ceiling with inset downlighters, radiator, double glazed window to the front.

ENSUITE SHOWER ROOM

tiled shower cubicle, drencher shower head, handheld rose, curved glazed shower screen, dual flush w.c., wash hand basin with mixer tap, storage cupboard below, tiling to walls and floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the rear.

BEDROOM 3

coved ceiling, radiator, wall lights, a pair of double glazed windows to the rear.

BEDROOM 4

coved ceiling, radiator, feature fireplace, double glazed window to the front.

BATHROOM

fitted with a white four piece suite comprising panelled bath with mixer/shower tap, pedestal wash hand basin, low level w.c., tiled shower cubicle, drencher shower head, hand held rose, glazed sliding doors, tiling to floor and walls, coved ceiling with downlighters, extractor fan, towel rail/radiator, double glazed and frosted window to the rear.

ON THE SECOND FLOOR

LANDING

with access to eaves.

BEDROOM 5

eaves cupboards, radiator, double glazed Velux windows to the front and a double glaze dormer window to the rear.

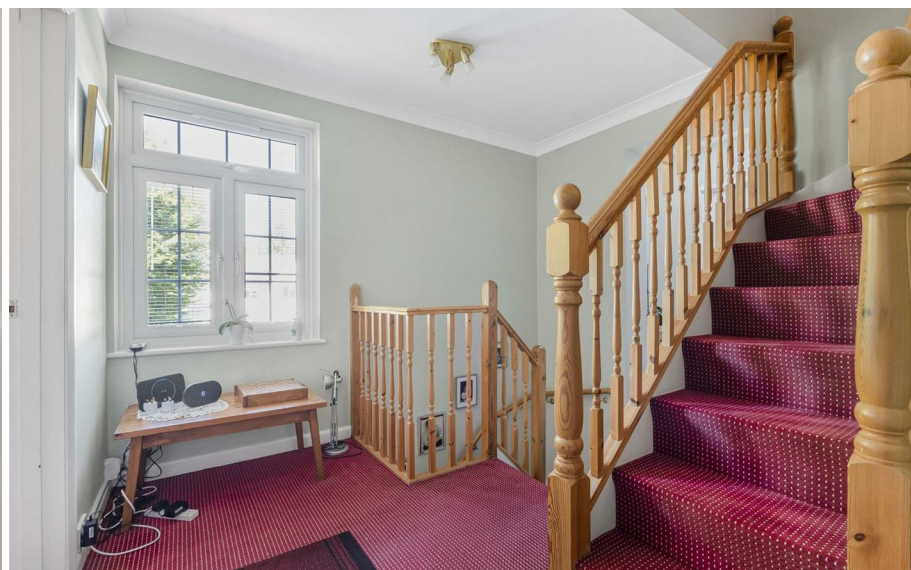
BEDROOM 6


double glazed Velux windows to the front and rear, radiator, ceiling with downlighter.

OUTSIDE

Driveway to the front with parking for several vehicles, access to Garage, bicycle hoops, outside light.

Rear garden of good size with large paved patio area with raised Koi pond, pergola with grapevine and outside barbecue area/bar with a pitched tiled roof, lawned areas with central pathway and shrub borders, mature tree and gated access leading through to WORKSHOP/STUDIO/STORE with weatherboarded elevations underneath a pitched tiled roof with power and light connected, twin upvc entrance doors, pitched roof with double glazed Velux rooflights, eaves storage, a pair of double glazed windows to the front with adjoining store with power and light, paved patio and garden area to the front with additional storage shed.



| Energy Efficiency Rating | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

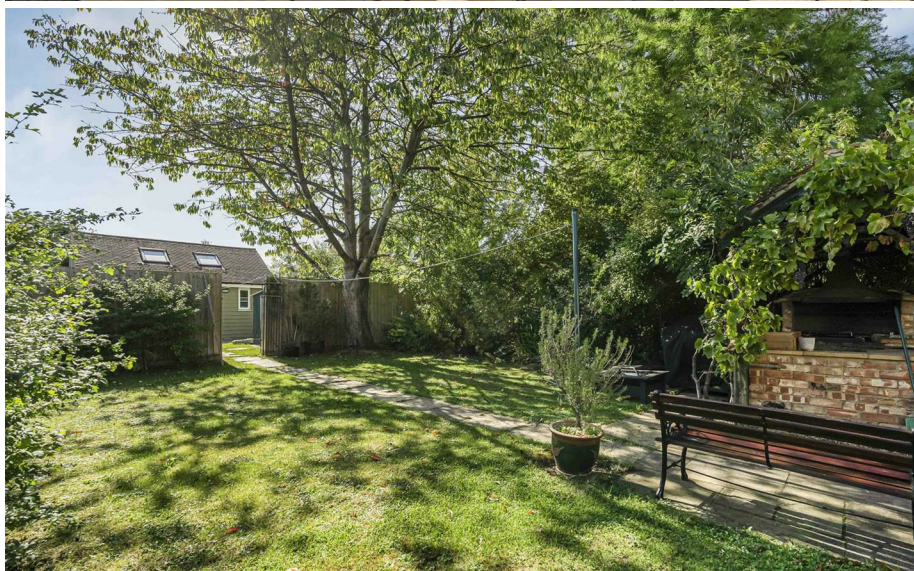
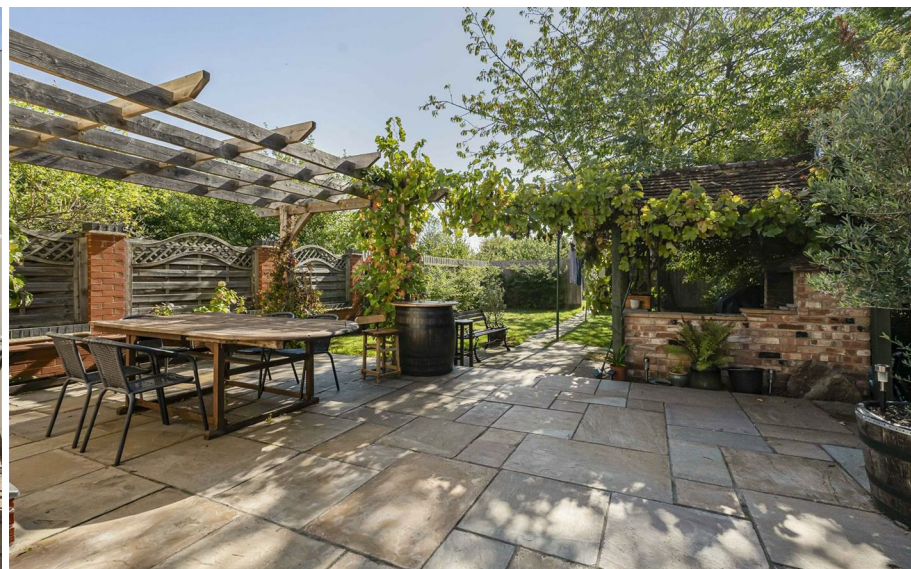
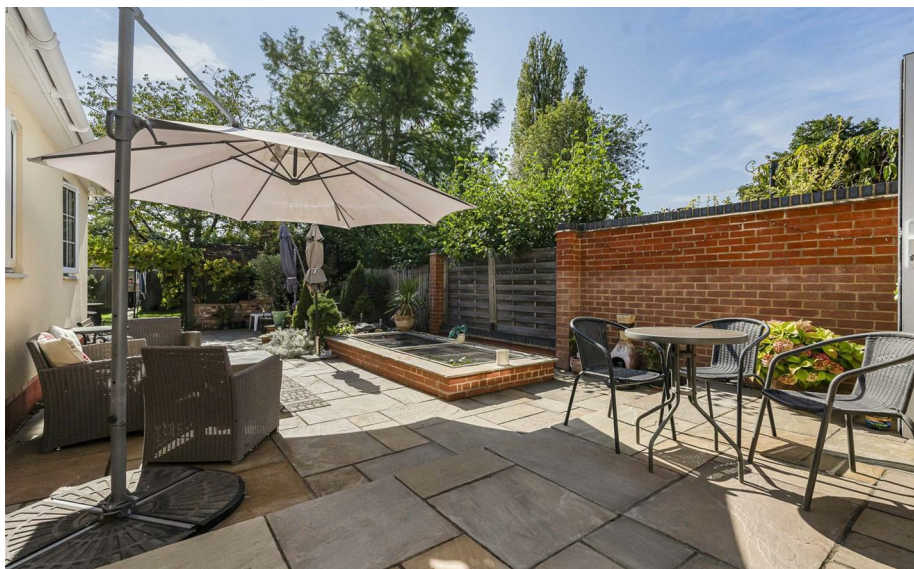
Guide Price £1,300,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council





Approximate Gross Internal Area 2308 sq ft - 215 sq m

(Excluding Garage & Outbuilding)

Ground Floor Area 1301 sq ft – 121 sq m

First Floor Area 645 sq ft – 60 sq m

Second Floor Area 362 sq ft – 34 sq m

Garage Area 194 sq ft – 18 sq m

Outbuilding Area 383 sq ft – 36 sq m



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.

CHEFFINS

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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