



Cavendish Avenue, Cambridge, CB1 7UR

CHEFFINS

Cavendish Avenue

Cambridge,
CB1 7UR

A beautifully presented and skilfully extended, south-facing 1920's end of terrace residence with versatile accommodation arranged over two floors, as well as enclosed front garden, driveway parking, rear garden in excess of 100ft in length with side access, with useful workshop/studio, shed and greenhouse. Occupying a most desirable location on the favoured south-side of the city, forming part of this attractive tree-lined avenue so conveniently placed for access to a good range of amenities, schooling, Addenbrookes campus as well as railway stations.

4 2 3

Guide Price £975,000





COVERED ENTRANCE PORCH

with outside light, timber panelled and double glazed entrance door leading into:

ENTRANCE PORCH

vaulted ceiling with double glazed Velux rooflight, coat hooks, rail, double glazed windows to the front and side with a panelled and half glass entrance door to:

RECEPTION HALL

staircase rising to the first floor with painted newel post and spindles, natural timber handrail, radiator, window.

CLOAKROOM/UTILITY

with low level w.c., single drainer stainless steel sink unit with space and plumbing for washing machine and tumble drier below, wall storage cupboards, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, frosted window and extractor fan.

KITCHEN/DINING ROOM

A large, well laid out and sunny room with dual aspect over front and rear gardens. Kitchen area is fitted with a generous range of storage cupboards and drawers to base and eye level with solid oak working surfaces and double bowl butler style sink unit, Master brushed stainless dual fuel cooking range, stainless splashback and extractor hood, plumbed in American style fridge/freezer, concealed Bosch dishwasher, useful breakfast peninsula. The kitchen and dining areas are integrated with engineered oak flooring, dining area has picture rail, cast iron log burning stove with slate hearth, double panelled radiator. Secondary double glazed windows to the front and rear.

SITTING ROOM

Useful sunny room with picture rail, cast iron log burning stove, double panelled radiator, a pair of twin glazed

doors leading out to the front garden, offering separate access.

LIVING ROOM

Warm, cozy room with cast iron log burning stove, brick hearth and breast, radiators, double glazed windows to the side (letting in shafts of sun) and rear and twin double glazed doors leading out to the back garden.

BACK PORCH

with adjustable storage shelving, panelled and double glazed door leading to outside.

ON THE FIRST FLOOR**LANDING**

with access to loft space, double glazed and frosted window to the side.

BEDROOM 1

Bright and sunny double bedroom with double panelled radiator, exposed and sealed floorboards, fitted storage cupboard with hanging space and hot water tank, secondary double glazed windows to front and side.

BEDROOM 2

Another sunny double bedroom with exposed and sealed floorboards, coved ceiling, double panelled radiator, and secondary double glazed window to the front.

BATHROOM

Large family bathroom with fitted with white three piece suite comprising panelled bath with mixer/shower tap, tiling to surround, pedestal wash hand basin with tiling to splashbacks, low level dual flush w.c., electric bar heater, radiator, extractor fan, storage cupboard, double glazed part frosted windows to the rear.

SHOWER ROOM

walk-in tiled shower with glazed door, pedestal wash hand basin with tiling to splashbacks, mixer tap, low level dual flush w.c., heated towel rail/radiator, double glazed and frosted Velux window, extractor fan.


BEDROOM 3

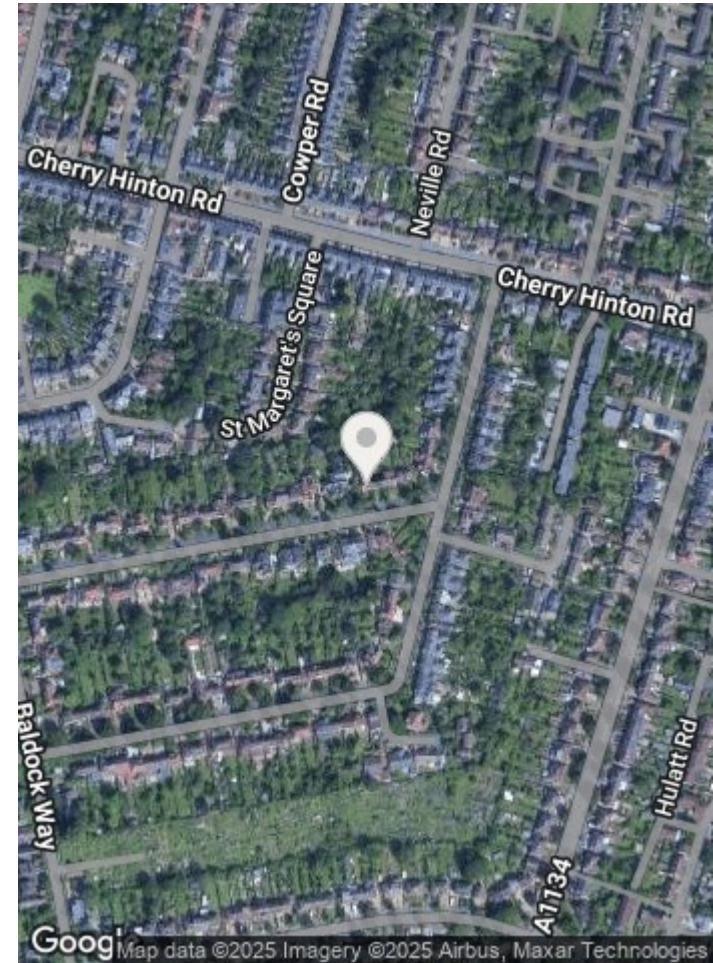
Currently configured as the large master bedroom with wonderful views over the back gardens. Formerly Bedrooms 3 & 4 and could easily be returned with the re-erection of a partition wall, as both doors remain in place, exposed and sealed floorboards, a pair of radiators, a pair of double glazed windows to the rear and small double glazed window to the front to let in sunshine.

OUTSIDE

Sheltered, sunny front garden with 5 bar gate, driveway, the remainder is principally laid to lawn with flowering and shrub beds and including cherry, damson, and greengage, enclosed by hedging. Pathway to the side leading to covered bicycle store, bin store, paving, gated access leading to the rear garden. A particular feature is the generous sized rear garden predominantly laid to lawn with a number of well stocked flowering and shrub beds, greenhouse, mature trees including apples, greengages and plums, playhouse, timber storage shed and at the end there is a STUDIO/WORKSHOP with timber elevations underneath a pitched felt roof with hardwired network connection, power and light connected, panelled and glazed door and windows.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £975,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Cambridge

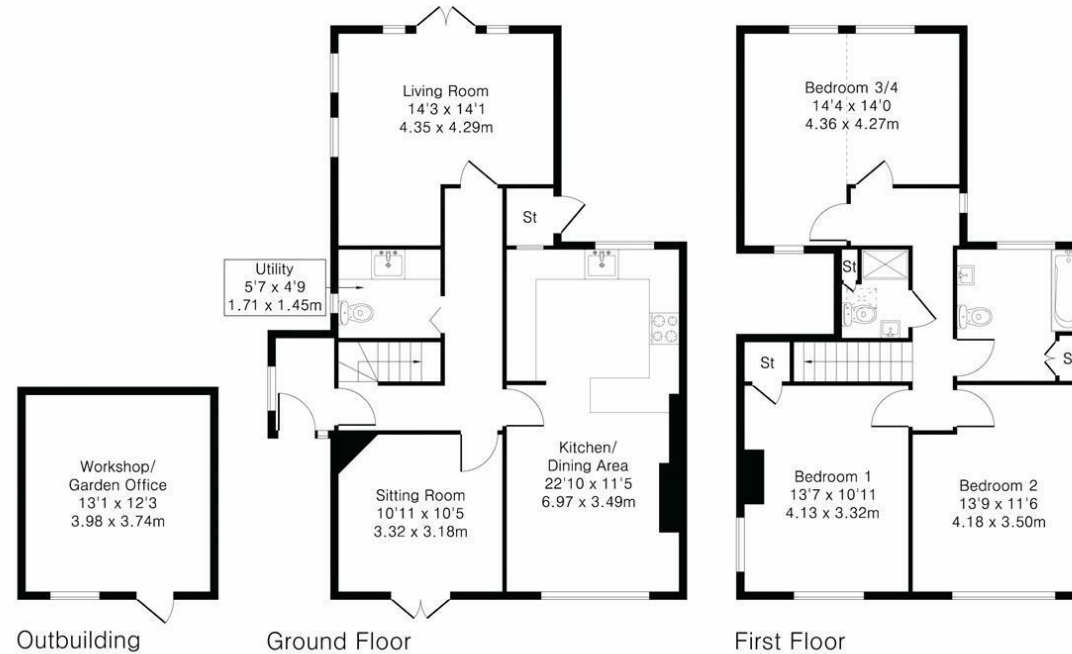


Approximate Gross Internal Area 1579 sq ft - 147 sq m

Ground Floor Area 743 sq ft – 69 sq m

First Floor Area 676 sq ft – 63 sq m

Outbuilding Area 160 sq ft – 15 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

