



Hinton Avenue, Cambridge, CB1 7AS

**CHEFFINS**



## Hinton Avenue

Cambridge,  
CB1 7AS

5 2 2

**Guide Price £1,100,000**

- Substantial Edwardian Semi Detached Residence
- Three Reception Rooms
- Kitchen/Breakfast Room
- Five Bedrooms
- Two Bathrooms
- Off Road Parking
- Generous Gardens

A most impressive, bay-fronted, Edwardian semi-detached residence with well-proportioned accommodation over three floors extending to about 1943 ft.<sup>2</sup> also benefiting from its own driveway and generous garden of about 180 feet, occupying this highly desirable location on the favoured southern side of the city.







## LOCATION

Hinton Avenue is a well-regarded and highly convenient residential street situated just off Cherry Hinton Road in Cambridge and close to the centre of the city and railway station, offering a blend of peaceful living with excellent access to local amenities. Residents benefit from a variety of nearby shops, including supermarkets such as Sainsbury's and Co-op. The surrounding area features a diverse mix of cafés, takeaways, and popular eateries. Just a short walk away is Cambridge Leisure Park, offering a wide range of leisure and entertainment options including a multi-screen cinema, Tenpin bowling, PureGym, and several well-known restaurants and bars – all contributing to the vibrant atmosphere of this part of the city. Transport links are excellent, with regular bus services running along Cherry Hinton Road into the city centre, and Cambridge railway station located about a mile away, providing fast connections to London and other major destinations. The area also offers convenient access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, as well as the M11 and A14 for those commuting by car. For green space and outdoor recreation, Coleridge Recreation Ground and Cherry Hinton Hall Park are both within easy reach, offering play areas, open spaces, and hosting events throughout the year. The area is also well-served by reputable schools, including Coleridge Community College and Morley Memorial Primary School, making Hinton Avenue a desirable location for families and professionals alike.

**TIMBER PANELLED ENTRANCE DOOR**

with leaded and coloured glass panes with a leaded and coloured glass picture light above leading into:

**RECEPTION HALL**

staircase rising to the upper floors with natural timber handrail newel post and spindles, moulded corning, decorative moulded archway, dado rail, radiator, ceiling height of approximately 9'2".

**LIVING ROOM**

open fireplace with cast iron surround, decorative tiles slips and hearth, further wooden mantle and surround, moulded corning, picture rail, double panel radiator, sash bay window to the front. Ceiling height of approximately 9'2". Interconnecting door to:

**DINING ROOM**

moulded corning, picture rail, twin panelled and double glazed French doors leading out to the side conservatory, double glazed sash window to the side and a ceiling height of approximately 9'2".

**KITCHEN**

the kitchen has been fitted with a good range of storage cupboards and drawers to base and eye level with solid wood worktops with matching upstands and inset single drainer sink unit with mixer tap, fitted John Lewis electric fan oven, Bosch electric hob with brushed stainless steel splash back and hot point stainless steel and glazed extractor hood above, plumbing and space for automatic washing machine, Worcester boiler, shelving, tiled floor, double panelled radiator, ceiling with inset down lighters, double glazed window to the side, panelled and double glazed door leading to side conservatory and double glazed French doors leading to:

**CONSERVATORY**

with double glazed pitched roof with electric fan and lights, ceramic flooring, double panelled radiator, double glazed windows to the side and twin glazed French doors to rear.

**SIDE CONSERVATORY**

with double glazed pitched roof with lights, tiled flooring, double

panelled radiator, base mounted storage cupboards, double glazed windows to the side and twin glazed French doors to both rear garden as well as dining room.

**CLOAKROOM**

with white suite comprising low level w.c. with dual flush controls, hand wash basin with mixer tap and pop-up waste, tiled floor, radiator and frosted window.

**ON THE FIRST FLOOR****LANDING**

with staircase rising to the second floor with natural timber handrail, newel post and spindles.

**BEDROOM ONE**

with moulded corning, picture rail, double panel radiator, double glazed sash bay window to the front, double glazed sash window to the front.

**BEDROOM TWO**

double panel radiator, double glazed sash window to the rear.

**BATHROOM**

refitted with white suite comprising low level w.c. with dual flush controls, pedestal wash hand basin with mixer tap and pop-up waste, tiled panel bath with mixer tap, pop-up waste and separate shower above with glazed shower screen, ceramic tiling to walls and floor, shaver point, ceiling with inset down lighters, extractor fan, heated chromium towel rail/radiator, double glazed and frosted window to the side.

**BEDROOM THREE**

fitted double cupboard, one half housing the pressurised hot water cylinder and the other half for storage with shelving and slatted shelving, double panel radiator and double glazed sash window to the rear enjoying a view of the garden, picture rail.

**ON THE SECOND FLOOR****LANDING**

with good sized storage cupboard.

**BEDROOM FOUR**

Widening in part to 15'2", the room features built-in wardrobes fitted with railings and shelving, accessed via sliding doors. There are a pair of double-glazed Velux windows to the front, a double-glazed sash window to the rear, and a double panel radiator providing heating.

**FAMILY BATHROOM**

fitted with a three piece suite comprising wood panelled bath with Triton shower unit above, low level w.c., pedestal hand wash basin, ceramic tiled walls, double glazed, frosted sash window to the side.

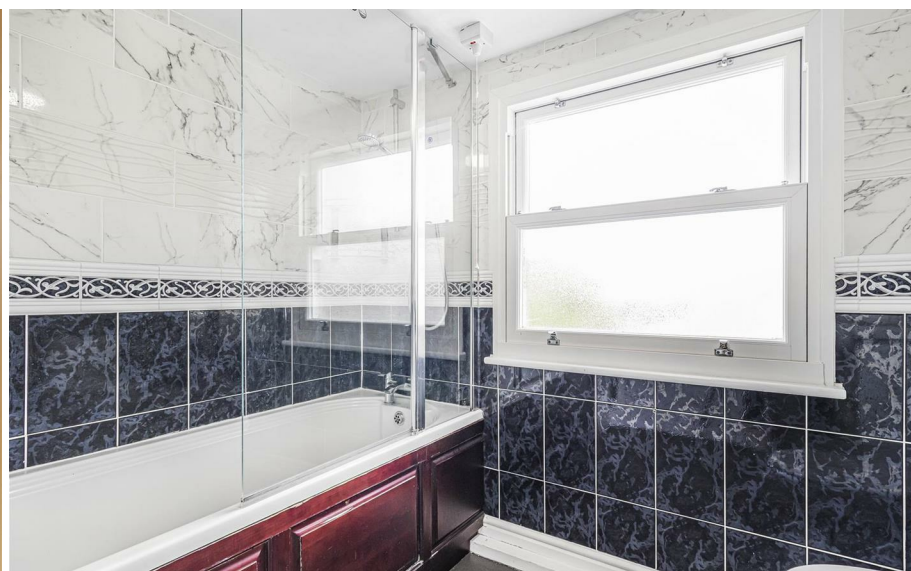
**BEDROOM FIVE**

double panel radiator, double glazed sash window to the rear enjoying views over the garden.


**OUTSIDE**

The front garden is laid to lawn with a mature hedgerow border, a driveway, and gated access to the side. This leads to a generously sized rear garden, featuring a paved seating area ideal for outdoor dining. The gardens are predominantly laid to lawn and include timber storage sheds, mature trees, and are enclosed by a combination of hedging, fencing, and brick walling, offering a good degree of privacy.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,100,000

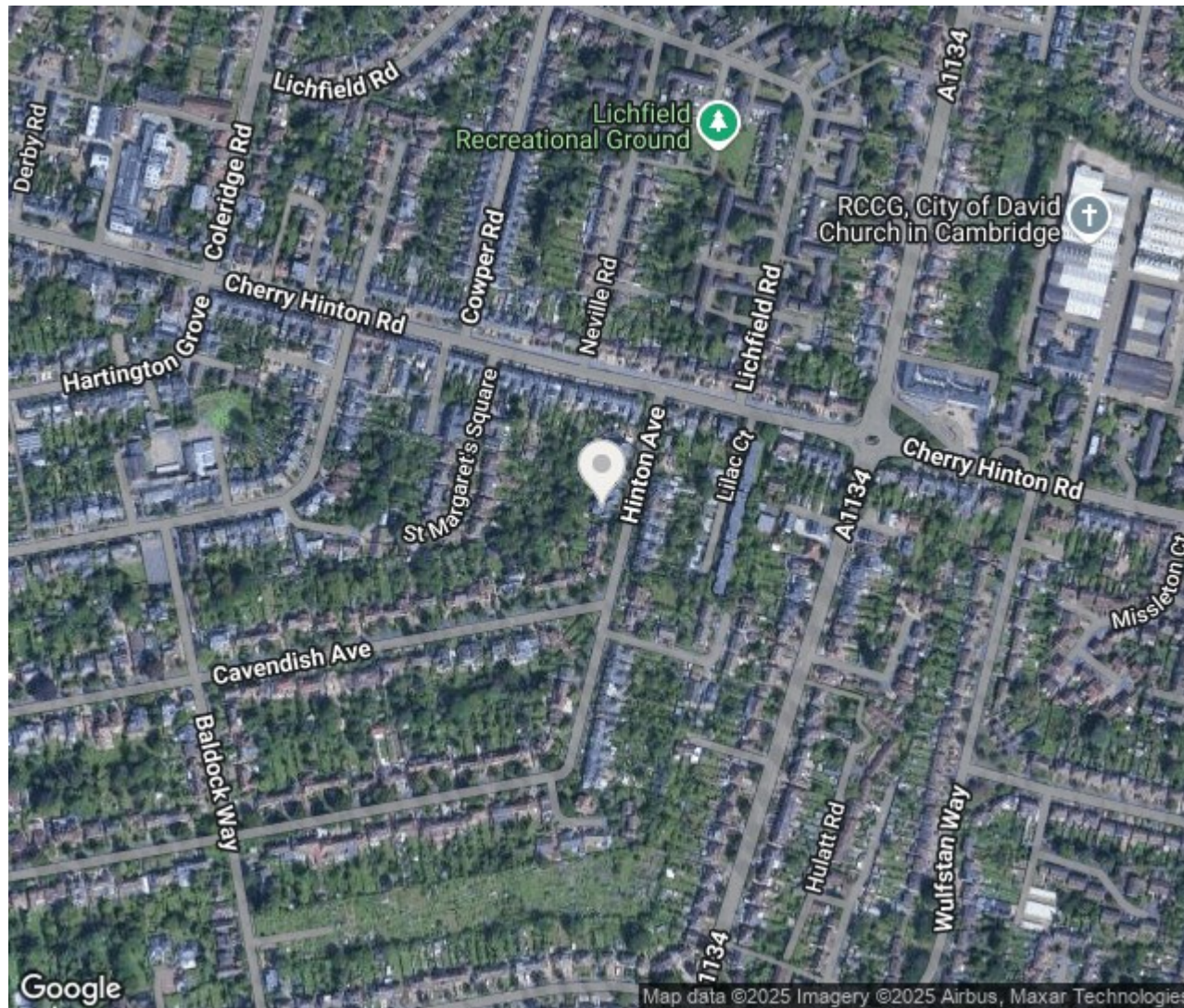
Tenure – Freehold

Council Tax Band – E

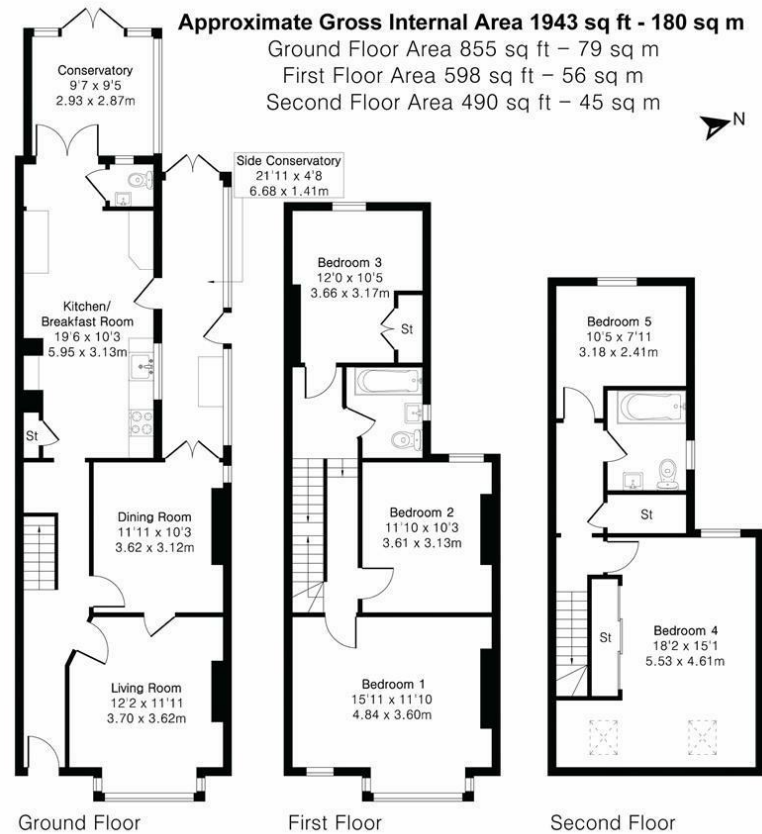
Local Authority – Cambridge City Council











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.

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.

