



Eltisley Avenue, Cambridge, CB3 9JG

CHEFFINS

Eltisley Avenue

Cambridge,
CB3 9JG

A most impressive and substantial three storey, bay fronted, Edwardian residence situated in the heart of the desirable Newnham district of the city, boasting a varied range of local amenities including shops, cafes, school, church as well as access to Paradise Island, Lammas Land and Grantchester Meadows. This fine home has been sympathetically refurbished by the present vendors and finished to an exceptional standard with a number of fine features including bespoke hand painted solid timber kitchen, impressive principal bedroom as well as landscaped enclosed gardens.

4 2 2

Guide Price £1,500,000





FOUR PANELLED TIMBER ENTRANCE DOOR

with glazed fanlight above leading into:

ENTRANCE HALLWAY

with moulded corning, tiled floor with recess matwell and radiator.

PANELLED AND GLAZED INTERNAL DOOR

through to:

RECEPTION HALLWAY

staircase rising to the upper floors with understairs storage cupboard housing water softener, tiled floor, radiator, moulded corning, moulded archway, ceiling with inset downlighters, architectural radiator.

CLOAKROOM

fitted with Duravit suite comprising dual flush w.c., wall hung wash hand basin with mixer tap and tiling to splashbacks, automatic lighting, tiled floor.

SITTING/LIVING ROOM

with moulded corning, decorative moulded ceiling roses, a pair of fireplaces one with marble surround and mantel, decorative tiled slips, tiled hearth, the other with painted stone and marble mantel, decorative tiled slips and hearth, fitted bookshelving to chimney breast recesses, storage cupboards, covered radiator, architectural radiator, double glazed sash bay window to the front with shutters.

KITCHEN/DINING/FAMILY ROOM

full width room with part vaulted ceiling with double glazed Velux rooflights. The kitchen is fitted with a bespoke handmade solid timber cupboards and drawers by Blackstone with quartz work surfaces with tiling to splashbacks, Mandarin Stone porcelain wood effect tiled floor with underfloor heating with separate Nest heating thermostat, extractor fan, kitchen has a double butler style sink unit with mixer tap, Stoves electric cooking range, fitted and concealed full height refrigerator and freezer and separate freezer, adjustable bookshelving, seating area, coat hooks, fluted glass fronted cabinet and a breakfast/larder cabinet with quartz shelf,

dual zone wine cooler, fitted seating, ceiling with a range of inset downlighters, double glazed Crittall windows and doors to the rear leading out to the garden.

UTILITY CUPBOARD

with quartz working surface, plumbing and space for automatic washing machine, space for tumble dryer, fitted shelved storage cupboard, downlighters, panelled and fluted glass twin doors.

ON THE FIRST FLOOR**LANDING**

decorative moulded archway, staircase rising to the second floor, natural timber handrail, painted newel post and spindles, triple fitted cupboard.

BEDROOM 2

cast iron fireplace, fitted wardrobe to chimney breast recess, fitted shelving, double panelled radiator, double glazed bay sash window to the front with half shutters.

BEDROOM 3

cast iron fireplace, double panelled radiator, double glazed sash window to the rear.

FAMILY BATHROOM

refitted with white suite comprising Duravit wash hand basin with mixer tap, stand with towel rail, close coupled dual flush w.c., panelled bath with wall mounted mixer, separate shower above with glazed extending shower screen, part tiling to walls, heated towel rail, radiator, ceiling with inset downlighters, extractor fan, tiled floor, double glazed half frosted sash window to the side.

BEDROOM 4

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

STUDY

part timber panelling, radiator, double glazed sash window to the front.

ON THE SECOND FLOOR**LANDING**

with access to loft storage area which is predominantly boarded with light, gas fired boiler and pressurised hot water cylinder, Nest thermostat, double glazed casement window to the rear.

PRINCIPAL BEDROOM SUITE

comprising Bedroom, ceiling with inset downlighters, bedside wall lights, painted panelling, architectural radiator, and a pair of double glazed sash windows to the rear.

DRESSING ROOM

with fitted wardrobe cupboards and eaves storage cupboard.

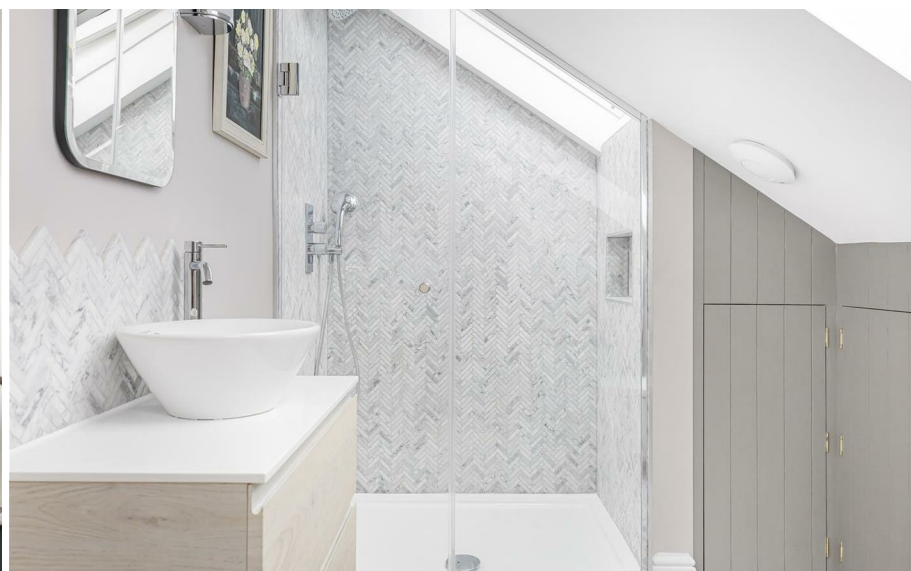
SHOWER ROOM

large walk-in Neptune marble herringbone tiled shower with drencher shower head and handheld rose, glazed door, Duravit bowl style wash hand basin with mixer tap, Neptune marble herringbone tiles to splashbacks with storage drawers below, close coupled dual flush w.c., fitted storage cupboards, tiled floor, underfloor heating, heated towel rail/radiator, double glazed Velux rooflights and extractor fan.

OUTSIDE

Front garden, herbaceous bed, gravelled beds with dwarf brick wall with stone capping and stone tiled pathway to front door, bin area and bike area with secure bike locks.

Sun flooded rear garden thoughtfully landscaped with a limestone paved terrace leading to clay paviours ideal for al fresco dining, flowering and shrub beds, irrigation system, outside tap, woven screen with bicycle storage shed with sedum roof to the rear, and gate for pedestrian access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 £1,500,000

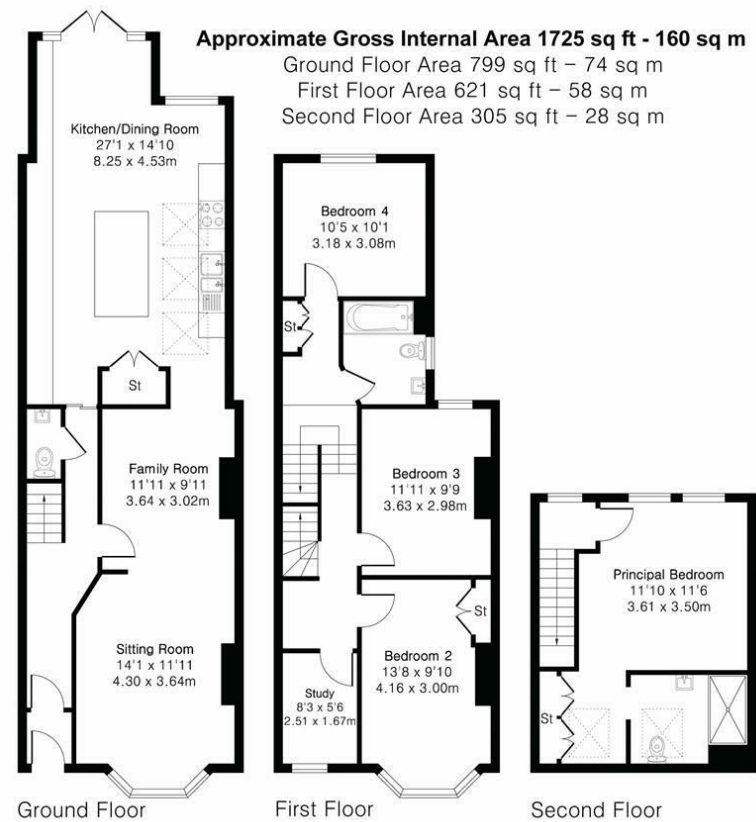
Tenure – Freehold

Council Tax Band – F

Local Authority – Cambridge City Council







CHEFFINS

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.



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