



Hurst Park Avenue, Cambridge, CB4 2AA

CHEFFINS

Hurst Park Avenue

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Guide Price £925,000

- Substantial Four-Bedroom Semi-Detached Family Home
- Attractive Position Within The Established Hurst Park Estate
- Generous And Versatile Accommodation Arranged Over Two Floors
- Beautifully Presented With A Wealth Of Period Features
- Contemporary Kitchen With Central Island
- Three Reception Rooms Offering Excellent Family Flexibility
- Principal Bedroom With En-Suite Shower Room
- Private Balcony Overlooking The Rear Garden
- Exceptionally Private And Extensive Rear Garden
- Private Driveway Providing Off-Road Parking & No Onward Chain

A substantial and beautifully presented four-bedroom semi-detached family home occupying a particularly attractive position within the established Hurst Park Estate. The property provides generous and versatile accommodation arranged over two floors, thoughtfully combining a wealth of period features, including exposed timber flooring, picture rails and fireplaces, with a contemporary kitchen, well-appointed bath and shower rooms and excellent bespoke storage. Further benefits include a private and extensive rear garden, solar panels, off-road parking with EV charging and the highly desirable convenience of being situated within close proximity to Cambridge city centre, highly rated local schools, both railway stations and Midsummer Common, with the property also offered for sale with no onward chain.





LOCATION

Hurst Park Avenue is an established residential road within the popular Hurst Park Estate in West Chesterton, to the north of Cambridge city centre. The area is particularly well placed for access to the city centre, Cambridge North railway station, the Science Park and the wider road network. The city centre is readily accessible by bicycle, on foot or by public transport, while the surrounding area offers a good range of local shops, schools, recreational facilities and green spaces. The property is also well positioned for those commuting by road, with convenient access towards the A14 and M11.

ENTRANCE HALL

A storm porch shelters the panelled and glazed entrance door, with an adjacent window, opening into the welcoming entrance hall. The hall features engineered wood flooring and stairs rising to the first floor.

There is an excellent provision of bespoke storage, with a wealth of cabinetry fitted with soft-closing doors and shelving. One cupboard houses the electricity meter, another the gas meter, whilst the cupboards increase in size as the staircase rises. Opposite this is a particularly large and useful storage cupboard.

Original-style panelled doors lead from the entrance hall to the principal reception rooms and kitchen.

SITTING ROOM

Positioned to the front of the property, the sitting room features exposed timber flooring such as can be seen upstairs, picture rails, radiator and a former gas fireplace, currently disconnected. A double-glazed bay window overlooks the front aspect.

KITCHEN

The kitchen is fitted with a comprehensive range of wall and base-mounted storage cupboards and drawers, finished with stone work surfaces incorporating a one-and-a-quarter bowl stainless steel sink with hot and cold mixer tap and drainer to side.

Integrated appliances include a four-ring gas hob with extractor above and tiled splashback, an adjacent integrated double fan oven with grill, together with space for a wine cooler, space and plumbing for a dishwasher and space for an American-style fridge/freezer.

A central kitchen island matches the style of the main kitchen and provides additional preparation and storage space. The room benefits from LED downlighters, Karndean tiled-effect flooring, double-panel radiator and double-glazed window overlooking the side aspect. Double doors open into the dining/garden room, while a panelled and glazed door leads through to the utility room.

UTILITY ROOM

The utility room features a stone-effect roll-top work surface with space and plumbing beneath for a washing machine and tumble dryer. There is a wall-mounted gas-fired boiler providing hot water and heating for the property, together with continuation of the tiled-effect flooring and extractor fan.

A panelled and glazed door provides access to the side passage, whilst a further door leads to the cloakroom.

CLOAKROOM

Comprising a two-piece suite including low-level WC with concealed dual hand flush and wash hand basin with separate hot and cold taps. There is tiled-effect flooring, radiator, lighting, extractor fan and a double-glazed window with privacy glass to the side aspect.

FAMILY ROOM

A particularly versatile reception room with continuation of the engineered wood flooring from the entrance hall, picture rails and full-height radiators. LED downlighters provide further illumination, whilst a bi-folding door opens directly onto the garden.

A further set of panelled and glazed double doors opens into the dining room.

DINING/GARDEN ROOM

Featuring picture rails, engineered wood flooring, radiators and wall-mounted lighting. The room has a fully glazed rear elevation incorporating full-width double-glazed windows overlooking the garden, together with a set of double-glazed French doors leading directly onto the garden.

FIRST FLOOR**LANDING**

The first-floor landing provides access to the loft and benefits from radiator, useful storage and double-glazed windows overlooking the front aspect. Original-style panelled doors lead through to the bedrooms and bathrooms.

PRINCIPAL BEDROOM

A generous principal bedroom with exposed timber flooring, picture rails and a tiled fireplace with tiled hearth. A double-glazed bay window overlooks the front aspect and there is a double-panel radiator.

A panelled door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite including shower cubicle with wall-mounted shower and glazed door, low-level WC with concealed dual hand flush and wash hand basin with separate hot and cold taps. The room features a tiled surround, heated towel rail, shaving point, extractor fan, inset LED downlighters and a double-glazed window with privacy glass to the side aspect.

BEDROOM TWO

Featuring exposed timber flooring, picture rails and radiator. A double-glazed door with windows either side opens onto a private balcony.

The balcony is laid with composite decking and enclosed by glazed balustrades, with external lighting and a wood-panelled dividing wall providing privacy from the neighbouring property. The balcony enjoys views over the rear garden.

FAMILY BATHROOM

A well-appointed four-piece family bathroom comprising panelled bath with separate hot and cold taps, separate shower cubicle with wall-mounted shower and glazed door, low-level WC with hand flush and wash hand basin with separate hot and cold taps.

The suite is complemented by a tiled surround, wall-mounted mirror and mirrored storage cupboard with shelving either side. Further features include tiled-effect flooring, extractor fan, inset LED downlighters, radiator, heated towel rail, shaving point and a cupboard housing the pressurised hot water cylinder. A double-glazed window with privacy glass overlooks the side aspect.

BEDROOM FOUR

Featuring picture rails, double-panel radiator and a number of skylights with fitted blinds overlooking the side aspects.

BEDROOM THREE

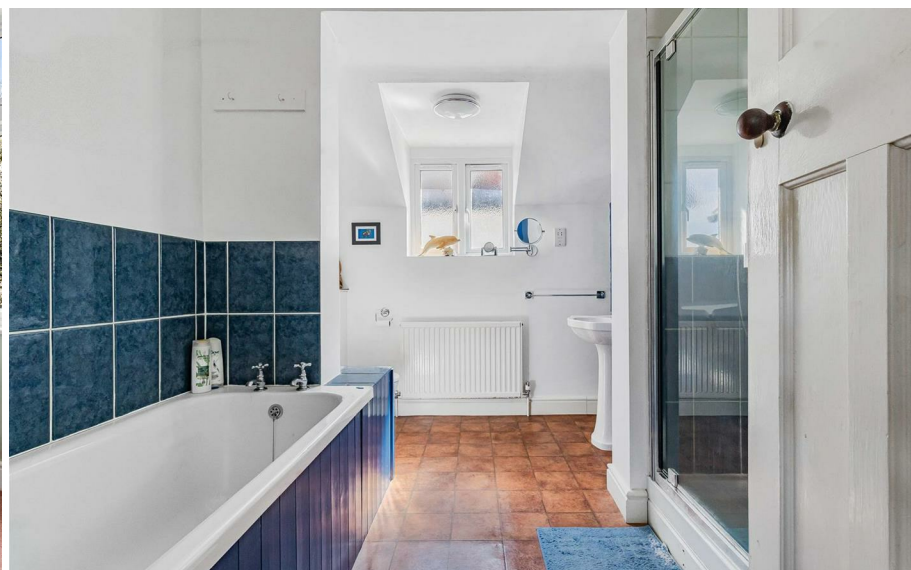
Featuring picture rails, radiator, loft access and double-glazed window overlooking the rear garden.

OUTSIDE

The property enjoys an exceptionally private and extensive rear garden, principally laid to lawn and complemented by a large paved patio area immediately adjoining the rear of the property. This provides an excellent space for outdoor relaxation and entertaining. The patio leads onto the principal lawn, which is bordered by well-stocked beds containing mature shrubs, flowering plants and a number of younger trees. The garden continues towards the far end of the plot, where a mature silver birch tree, established pampas grass and a cooper beech tree sit alongside two timber storage sheds. The garden is enclosed by timber fencing, creating a particularly private setting.

The paved patio extends around to a useful side passageway, where there is a door providing access to the utility room and gated access leading back around to the front of the property. There is also a covered storage area fitted with racking for 3 bikes and Hypervolt tethered EV charger. The gates provide convenient access for refuse storage and collection.

The property is approached from Hurst Park Avenue via a dropped kerb leading onto a paved driveway, providing off-road parking. The front garden is predominantly laid to lawn and enclosed by a low-level fencing.



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	



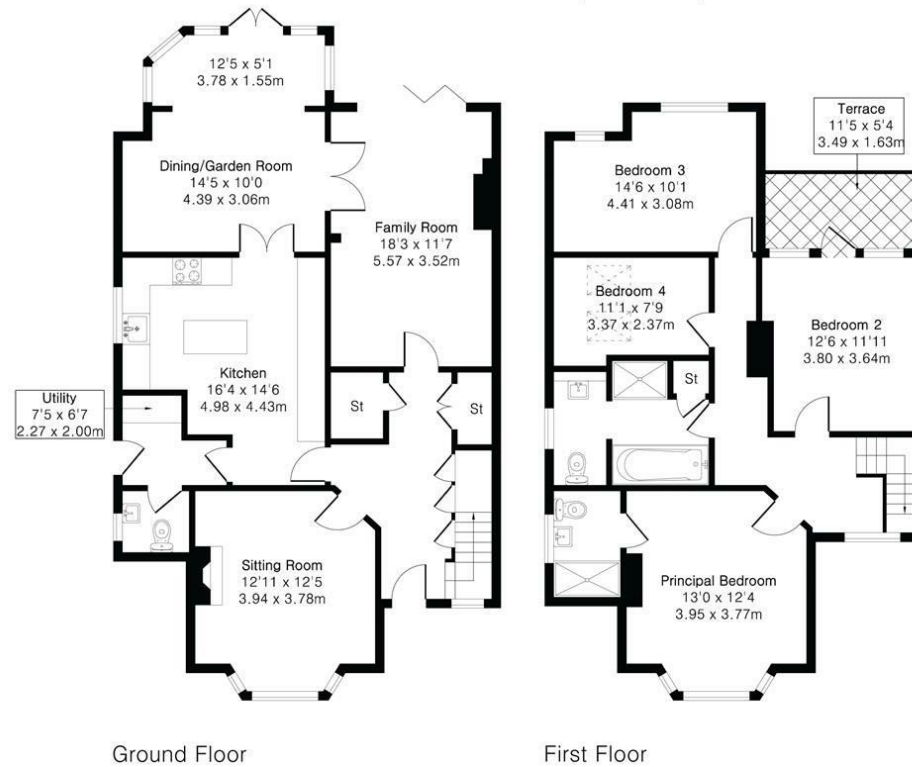
Guide Price £925,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Cambridge City Council



Approximate Gross Internal Area 1867 sq ft - 173 sq m

Ground Floor Area 1044 sq ft – 97 sq m

First Floor Area 823 sq ft – 76 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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