



ORCHARD AVENUE
Cambridge

Carter Jonas

ORCHARD AVENUE, CAMBRIDGE, CB4 2AH

- City Centre - approx. 2.2 miles
- Cambridge North Railway Station - approx. 2.3 miles
- Cambridge Science Park - approx. 1.5 miles

Hugely sought after setting • Three double sized bedrooms • Two bathrooms • Three reception rooms • Delightful south-facing rear garden • Detached office • New roof November 2024 • Zinc roof on extension • Effective wood burner with fan • EPC rating C

DESCRIPTION

The accommodation comprises an entrance hall, sitting room, dining room, kitchen/family room, shower room, three double sized bedrooms and bathroom. There is a brick-built detached office in the garden, as well as a single garage. Externally enjoying driveway parking and a delightful south-facing rear garden.

The focal point of the ground floor is the sizeable and hugely impressive rear extension, which has created a light space where the kitchen, family room and dining space flows impeccably. The bi-folding doors open to the terrace, which forms part of the south-facing rear garden. The remaining ground floor offers a further reception room, entrance hall and shower room. In addition to the ground floor, there is a detached home office in the garden.

Enjoying three double-sized bedrooms, a light landing space and a bathroom enjoying a shower, wash hand basin, fitted storage and a separate WC.

POSITIONED ON A PEACEFUL TREE-LINED STREET JUST MOMENTS FROM THE CITY CENTRE, THIS THREE-BEDROOM HOUSE BOASTS CLOSE TO 1,600 SQ.FT OF ACCOMMODATION, ALL OF WHICH PARTICULARLY WELL-PRESENTED AND SPACIOUS THROUGHOUT.



OUTSIDE

The front aspect of the property is predominantly paved driveway with a low-level wall and several well-stocked flower beds. The single garage provides additional parking and storage. The south-facing rear garden enjoys two paved terraces, both positioned to enjoy the sun at various times of the day. A lawn and a wonderful selection of established trees, shrubs and plants make up the remaining rear garden. The detached home office sits beside the first of two paved seating areas.

LOCATION

Orchard Avenue forms part of an established residential area of predominantly inter-war housing, approached from Milton Road. There are local shopping facilities at Mitcham's Corner, Arbury Court and on Milton Road itself with primary schooling at Milton Road and secondary schooling at Chesterton Community College. The area is easily accessible to the city centre, Cambridge Science Park, the A14 and Cambridge North Railway Station.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating, Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.


Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330



Orchard Avenue Cambridge, CB4
 Approximate Area = 1464 sq ft / 136.0 sq m
 Garage = 119 sq ft / 11.1 sq m
 Outbuilding = 106 sq ft / 9.9 sq m
 Total = 1689 sq ft / 157 sq m



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105668



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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