



CAVENDISH AVENUE
Cambridge

Carter Jonas

CAVENDISH AVENUE, CAMBRIDGE, CB1 7US

- Cambridge South Train Station - approx 1.6 miles
- Addenbrookes Hospital - approx. 1.6 miles
- Cambridge City Centre - approx 1.9 miles

Prime south Cambridge location · Substantial 5-bedroom family home · Sleek modern kitchen with integrated appliances · Impressive principal bedroom with bay window · Gravel driveway with attractive frontage · Private, mature rear garden · No onward chain · EPC rating D

DESCRIPTION

Extending to approximately 2,368 sq ft, the property has been thoughtfully renovated blending contemporary finishes with a wealth of retained original character features.

The property is approached via a gravel driveway with attractive raised steps leading to the front entrance. The welcoming hallway sets the tone, complete with useful under-stairs storage. To the front, a bright and versatile study benefits from dual-aspect windows, while the elegant drawing room features a striking bay window both offering high ceiling elevating the sense of space and creating a superb space for both relaxing and entertaining.

At the heart of the home is a stylish, contemporary kitchen fitted with a range of integrated appliances and complemented by a central breakfast bar. This flows effortlessly into a dedicated dining area with patio doors opening onto the garden. A well-appointed ground floor shower room completes the accommodation on this level.

The first floor offers a generous principal bedroom with bay window, alongside two further well-proportioned double bedrooms. The family bathroom is beautifully finished, featuring a classic roll-top bath and separate walk-in shower.

A BEAUTIFULLY PRESENTED FIVE-BEDROOM FAMILY HOME, IDEALLY POSITIONED IN THIS HIGHLY SOUGHT-AFTER AREA TO THE SOUTH OF THE CITY, OFFERING EXCELLENT ACCESS TO THE CAMBRIDGE BIOMEDICAL CAMPUS.



OUTSIDE

Externally, a separate utility room and garage offer excellent practical storage solutions, while the mature rear garden is predominantly laid to lawn and framed by established shrubs and trees, creating a private and tranquil outdoor space.

LOCATION

Close proximity to Cambridge City Centre, offering a comprehensive range of shopping and leisure facilities, as well as a mainline railway station with regular commuter services to London from around 50 minutes. Addenbrooke's Hospital is easily accessible, and a number of highly regarded schools in both the private and state sectors are close by.

Central Cambridge offers a wide array of cultural and recreational amenities including the Fitzwilliam Museum, Cambridge University Botanic Gardens and green spaces such as Midsummer Common, Parkers Piece and Coe Fen.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electricity and water

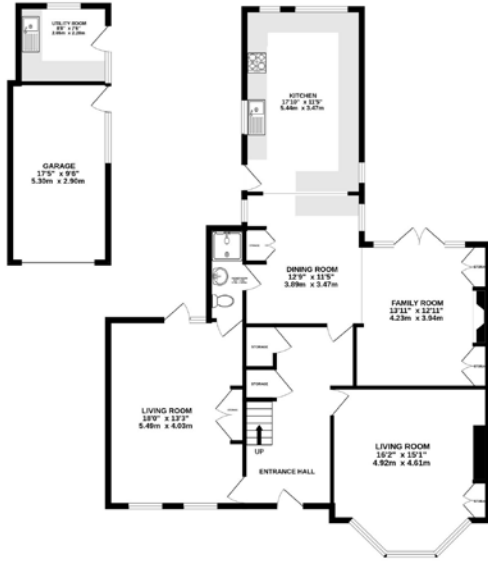
Local Authority: Cambridge City Council

Council Tax: Band G

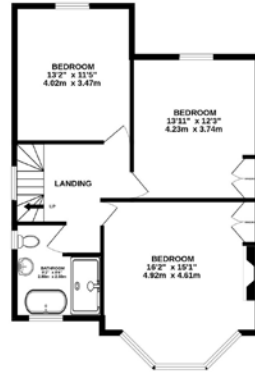
Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330



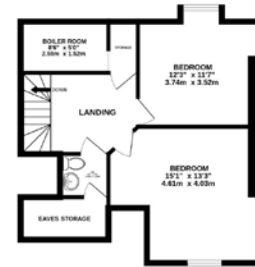
GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2578 sq.ft. (239.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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