



**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

Paved driveway parking & double garage • Over 3,100 sq ft of accommodation flooded with natural light • Charming Victorian features • High ceilings throughout • 5 double bedrooms • Private south-easterly facing garden • EPC rating D

### DESCRIPTION

The property is approached by a paved driveway with attractive raised steps to the front door. From the moment you step through the front door, there is an immediate sense of character and warmth, with the striking entrance hall setting the tone. The original staircase, with its beautifully turned balustrade, the decorative tiled flooring and high ceilings give a real sense of grandeur as soon as you enter the home whilst built in understairs cupboard which ensure the space remains practical.

To the front, the family room offers a bright and versatile space that is flooded with natural light from the large bay window. To the rear, the sitting room is a particularly inviting room, with its generous proportions enhanced by tall ceilings and large windows that draw in natural light and open out onto the garden. It's a space that feels equally suited to relaxed everyday living or hosting, with a natural flow between indoors and out.

The separate study offers yet another reception room that has previously also been used as a playroom and offers another access into the garden and a downstairs W.C. The extended kitchen/breakfast room has been designed with light and outlook in mind, featuring multiple windows framing views of the garden and a vaulted ceiling. It is fitted with a range of wall and base units and offers ample space for a dining table, perfectly suited to family life. The adjoining utility room provides practical functionality, and there is direct access to the double garage.

## AN IMPRESSIVE AND SUBSTANTIAL FIVE-BEDROOM VICTORIAN SEMI-DETACHED HOME ON CAVENDISH AVENUE, EXTENDING TO OVER 3,100 SQ FT AND ARRANGED ACROSS THREE FLOORS.



On the first floor, the principal bedroom is exceptionally generous, with extensive fitted wardrobes and an en suite. The remaining bedrooms are well-proportioned, bright, and versatile, supported by a family bathroom.

The second floor hosts a loft bedroom with good head height, eaves storage, and an additional shower room, offering further flexible accommodation.

### OUTSIDE

To the front of the property, a driveway provides parking for multiple vehicles and is enclosed by mature hedging, offering privacy to the property.

At the rear, despite the property's central location, there is a generous south-easterly garden featuring a patio immediately from the house and an extensive lawn, that offers a private space for the whole family to enjoy

### 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 (times are approximate). 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

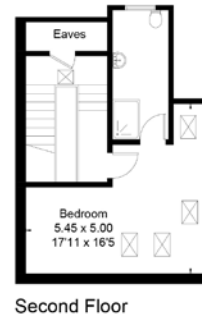
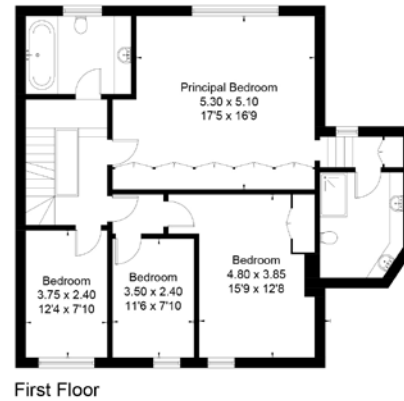
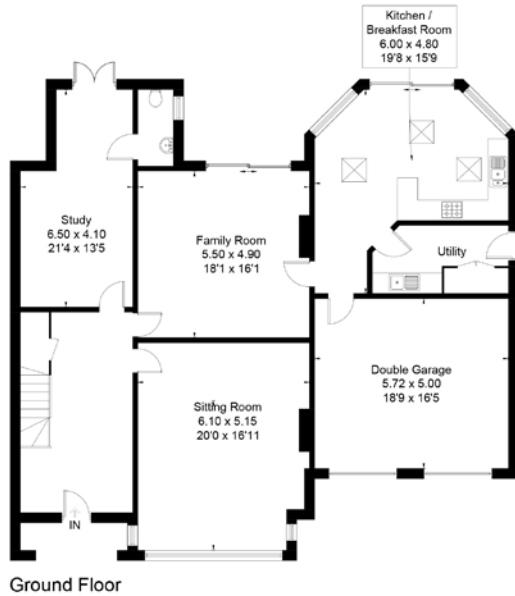
**Services:** Gas central heating, mains electricity and water

**Local Authority:** Cambridge City Council

**Council Tax:** Band C



Cavendish Avenue Cambridge, CB1  
 Approximate Area = 3155 sq ft / 293.1 sq m  
 (Excluding Eaves / Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Drawn for illustration and identification purposes only by @fourwalls-group.com #105876

**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk  
 the Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.