



26 HILLS AVENUE
Cambridge

Carter Jonas

26 HILLS AVENUE, CAMBRIDGE, CB1 7XA

– Cambridge Railway Station – approx. 1.7 miles
– Addenbrookes Hospital – approx. 0.8 miles

3 Reception rooms • Large kitchen / dining room • 4 Bedrooms • Large attic with separate staircase • 3 Bath / shower rooms • Driveway parking • Large mature gardens • EPC rating D

DESCRIPTION

This spacious family home provides practical, versatile, and incredibly well-proportioned accommodation throughout and sits upon a generous plot with mature front and rear gardens and private driveway parking.

The ground floor provides particularly generous accommodation with several sizeable reception rooms including a formal sitting room, large bright and airy garden room and a separate snug sitting area adjacent. The kitchen dining room is also of a very good size and there is a ground floor shower room.

The oak balustrade staircase leads to the first floor where there are four bedrooms, all of which are double rooms. The largest of the bedrooms sits to the rear of the property and overlooks the mature gardens and neighbouring trees and gardens and en-suite facilities. There is also a family bathroom.

The loft space has been converted to provide a substantial storage space which is accessed via a separate staircase and equipped with three large Velux windows across the back which offer far reaching views to the Gogs.

EXCEPTIONALLY SPACIOUS SEMI-DETACHED FAMILY HOME, SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL ADDRESS JUST MOMENTS AWAY FROM THE CITY CENTRE AND ADDENBROOKES HOSPITAL.







OUTSIDE

The property sits well back from the road behind a mature landscaped front garden and generous driveway. The rear garden is particularly large both in terms of length and width and is stocked with a wide variety of mature shrubs and trees. Shed/workshop situated at the bottom of the garden with power and water.

LOCATION

Hills Avenue is situated just off Hills Road in a highly sought after convenient south city location. There are a wide range of local amenities nearby including restaurants, multiplex cinema, the Cambridge Junction music/theatre venue with Addenbrooke's Hospital also nearby. The property falls within the catchment area for excellent state schools: and two leading sixth form colleges. The independent Perse and Leys schools, Homerton College and Cambridge University Faculty of Education are within easy reach.

ADDITIONAL INFORMATION

Tenure: Freehold

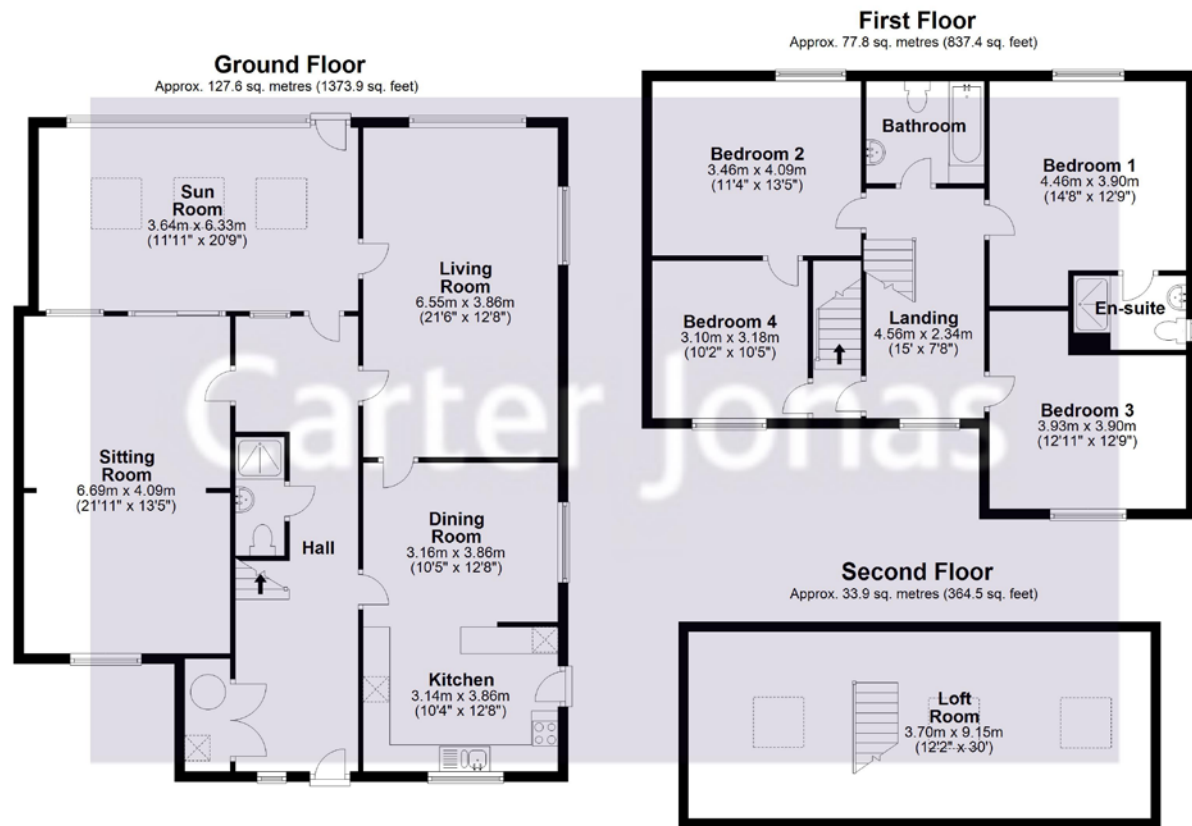
Services: Gas central heating, mains water & drainage

Local Authority: Cambridge City Council

Viewings: Strictly by appointment through the selling agents Carter Jonas 01223 403330







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.