



HILLS AVENUE, CAMBRIDGE, CB1 7XB

- Cambridge City Centre – approx. 2 miles
- Cambridge Railway Station – approx. 1.5 miles
- Addenbrookes Hospital - approx. 0.25 miles

Superb, tucked away location • Easy access to city centre, railway station and Addenbrookes • 2 Large reception rooms • Open-plan kitchen/diner/family room with log burner • 4/5 Bedrooms • 2 Bathrooms • Good-size secluded gardens • Garage & parking for 3/4 cars • EPC rating C

DESCRIPTION

82a Hills Avenue is rather special detached home occupying an attractive secluded setting in this hugely popular area of the city. Not only is the property unique, its position is also unusual and rare in terms of outside space and privacy. The versatile accommodation, which extends to around 2364sqft, is bright and spacious offering flexible ground floor living space with lovely large reception rooms, two opening to the gardens, a modern kitchen/breakfast/diner as well as the added bonus of a ground floor bathroom and potential fifth bedroom.

On the first floor a 4 further bedrooms, three with views across the allotments behind, and a family bathroom.

OUTSIDE

Enjoying an unusually tucked away location, the property is approached over a private driveway giving access to the detached garage and providing parking for at least four cars, accessed from Edendale Close. The garden is focused to the back of the house and wraps around the side leading to a secluded private patio, a pedestrian gate to the garage and a large garden/storage shed. The gardens are mainly laid to lawn with some very pleasant landscaping, possible play areas and al-fresco dining and entertaining areas.

**A UNIQUE AND HIGHLY INDIVIDUAL MODERN DETACHED CITY HOME
SITUATED IN ONE OF THE PRIME RESIDENTIAL AREAS IN CAMBRIDGE.**



LOCATION

The Hills Road area is very much in demand when it comes to buyers looking to secure a home in Cambridge. Its location is highly accessible for access to the city centre, along with many of the renowned schools (within walking distance of The Perse), Sixth Form Colleges and the hospital. For those needing to commute by road, some of the major networks are a short drive away, leading to London, the north and Stansted Airport. There is a Waitrose supermarket within easy reach along with local amenities available on Cherry Hinton Road and the leisure complex (10 minutes walk). There is also a direct cycle and bus route along Hills Road into the city centre and the railway station, which offers a fast and regular train service into London.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services connected

Local Authority: Cambridge City Council

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



Hills Avenue

Approximate Gross Internal Area = 2364 sq ft / 219.7 sq m

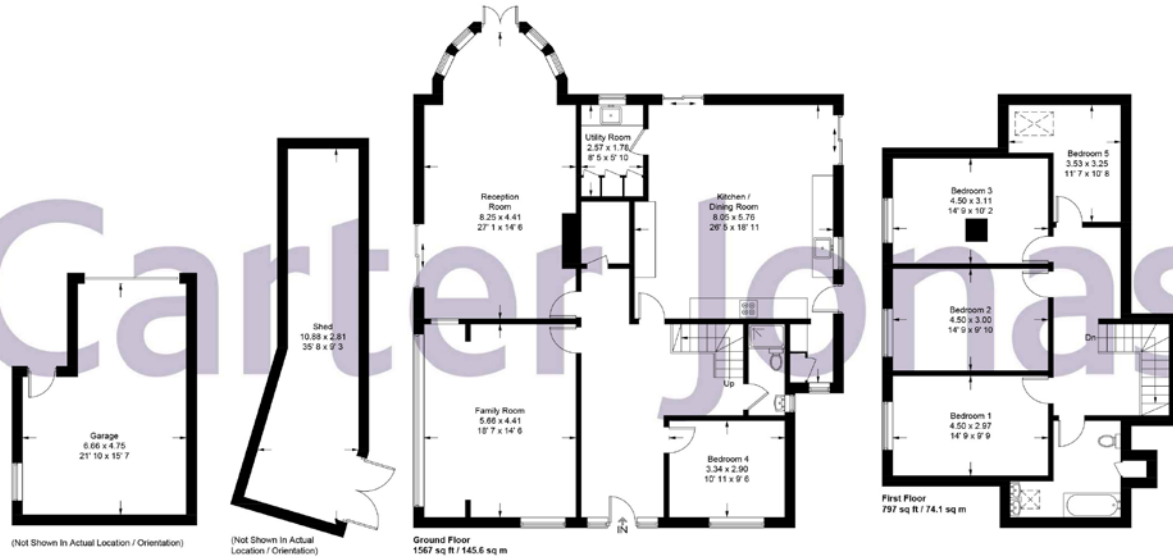
Shed = 265 sq ft / 24.6 sq m

Garage = 297 sq ft / 27.6 sq m

Total = 2926 sq ft / 271.9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		



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