



HILLS AVENUE
Cambridge

Carter Jonas

HILLS AVENUE, CAMBRIDGE, CB1 7UY

- Cambridge City Centre - approx. 2 miles
- Cambridge Railway Station - approx. 1.5 miles by car, 1 mile on foot
- Addenbrookes Hospital - approx. 0.25 miles

Sitting room • Dining room/family room • Garden room/study • Kitchen/breakfast room • Utility room • Cloakroom • 5 Bedrooms • 3 Bathrooms • Landscaped gardens • Secure gravelled parking for several cars • EPC rating D

DESCRIPTION

Built around 1914, this impressive and hugely appealing home is a wonderful example of the late Edwardian era designed in the very popular and characterful Arts and Crafts style. It is full of wonderful period features throughout such as parquet flooring, feature glass doors, stained glass, cornicing and architraving, picture rails, cast iron and tiled fireplaces and sash windows.

The beautifully presented and unusually light accommodation extends to over 2600sqft and is laid out over two floors, offering very well balanced family living space.

On the ground floor is a large, welcoming reception hall with attractive staircase rising to the first floor. There are two stunning reception rooms, both with fireplaces, a lovely garden room/potential working from home space with doors to the garden and a superb kitchen/breakfast room with excellent range of appliances, a central island, a gas stove and ample space for an additional sitting area. There are double doors opening to the terrace and a further door opening to the useful utility room. A cloakroom and guest WC completes the ground floor.

A TRULY BEAUTIFUL AND HUGELY CHARACTERFUL LATE EDWARDIAN/ARTS AND CRAFTS RESIDENCE SITUATED ON A LEAFY RESIDENTIAL ROAD IN ONE OF THE CITY'S MOST POPULAR AREAS.







On the first floor are five good size bedrooms, four with double aspects and two with fireplaces, and three bath/shower rooms, two being en-suite. Houses of this style and calibre are rarely seen coming to the market and a viewing is highly recommended.

OUTSIDE

The property is approached via double vehicular gates giving access to ample gravelled parking. The house is pleasantly secluded from the road with mature planting and panelled fencing. There is a further wide, pedestrian gate leading onto Hills Avenue and a further double timber gate leads back to rear.

The gardens of No.17 are a delight. They are beautifully landscaped with a well-tended lawn, topiary hedging, well-stocked and thoughtfully planted borders and a large, sandstone terrace providing the perfect space for al-fresco dining and entertaining. There is also a pretty potting/garden shed and further outdoor private sitting areas.

LOCATION

Hills Avenue is situated in a highly regarded area which 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, a short walk away. 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 are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Hills Avenue

Approximate Gross Internal Area = 2631 sq ft / 244.4 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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