



67 Hills Avenue, Cambridge, CB1 7UZ
Guide Price £1,150,000 Freehold



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A CHARMING, DOUBLE-FRONTED, 1920'S FAMILY HOME OFFERING SUBSTANTIAL ACCOMMODATION INCLUDING 6 BEDROOMS AND OCCUPYING A LARGE PLOT ON A WELL-ESTABLISHED AND SOUGHT-AFTER ROAD TO THE SOUTH OF THE CITY CENTRE.

- 1554 sqft / 144 sqm
- Rear extension (2013) and loft conversion (2015)
- Delightful front and rear gardens
- Gas-fired central heating system to radiators
- Plot size of cira. 0.13 acres
- Characterful, 1920's mid-terrace house
- 5-6 bedrooms, 2/3 receptions, 3 bathrooms
- Extended kitchen/dining/family room
- Driveway for 2+ vehicles
- EPC rating- C / 72

This superb 1920's residence occupies a large, mature plot on Hills Avenue, located a short distance from the city centre, Addenbrooke's Hospital and excellent local schooling. The property has been significantly improved and extended in recent years, with the most notable improvements being a full-width rear extension and a loft conversion, creating an open plan kitchen/dining/family room and two double bedrooms with a bathroom, respectively. The end result is a tremendous, characterful home of generous proportions, which has been sympathetically adapted for family living.

Set well back from the road, the property is approached via a gravel driveway, flanked by a mature garden, which leads to a storm porch. The welcoming entrance hallway has wooden flooring, stairs to the first floor and access to all of the reception rooms. The charming living room features a wood-burning stove with a tiled hearth and glazed double doors opening into the kitchen/family room. There is a study/double bedroom, which is complimented by an adjoining shower room, fitted with a three-piece suite. The spacious, extended kitchen/dining/family room has a wealth of light courtesy of Velux windows and two sets of French doors providing views of and access to the rear garden. The well-equipped kitchen includes a double electric oven, five-burner gas hob with a stainless splashback and extractor hood over, space for a fridge/freezer and plumbing for both a washing machine and a dishwasher.

On the first floor, there is a family bathroom, which is predominantly tiled and fitted with a three-piece suite including a panelled bath with a mains shower over, a pedestal wash basin and a WC. There are three bedrooms, all of which are double in size, with the largest benefitting from a dual aspect.

On the second (top) floor, there is a further three-piece shower room and two double bedrooms, both of which have access to storage eaves.

At the front of the property there is gravel driveway which provides off-road parking for 2+ vehicles and a shelter for cycles. The front garden is set back behind a boundary wall and is particularly pleasant, featuring a mature silver birch tree and a variety of flowers, herbs and shrubs. Shared gated access leads to the sizeable rear garden, which is predominantly laid to lawn. It features a patio area perfectly suited to al fresco dining, a variety of established trees and shrubs, and two timber sheds, one of which has power connected.

Location

Hills Avenue is located just off Hills Road, conveniently placed for the city centre, railway station and M11. Local shopping, churches and the public library are close by as is Morley Memorial Primary School. Other schools, of the state and independent sectors are also to be found on the south side of the city along with Long Road and Hills Road Sixth Form colleges. It is also in easy reach of Addenbrooke's Hospital and Cherry Hinton Hall where there is a playground and a park for children.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

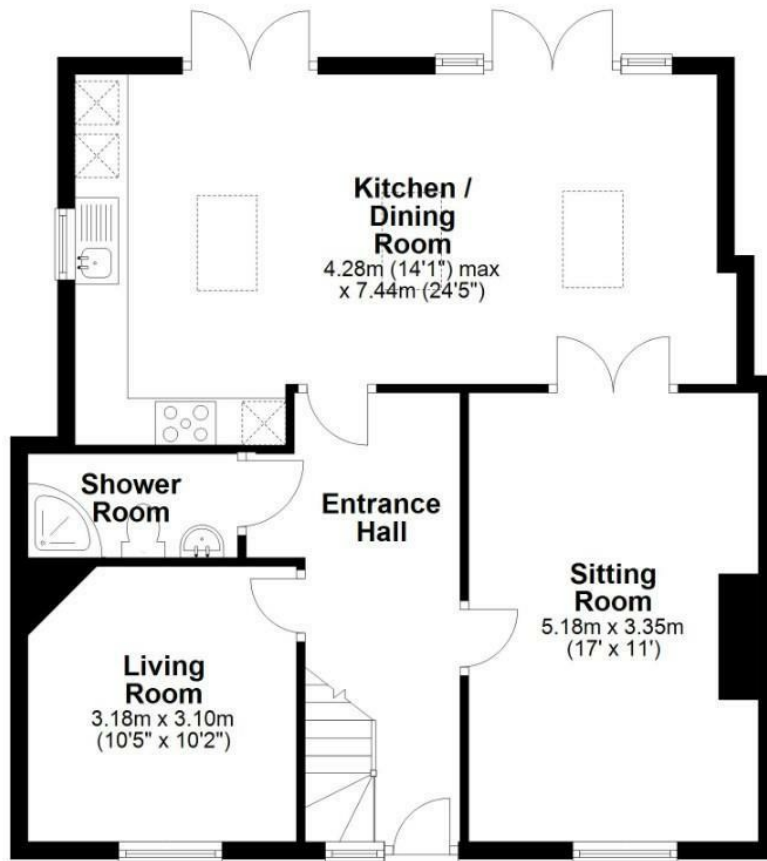
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





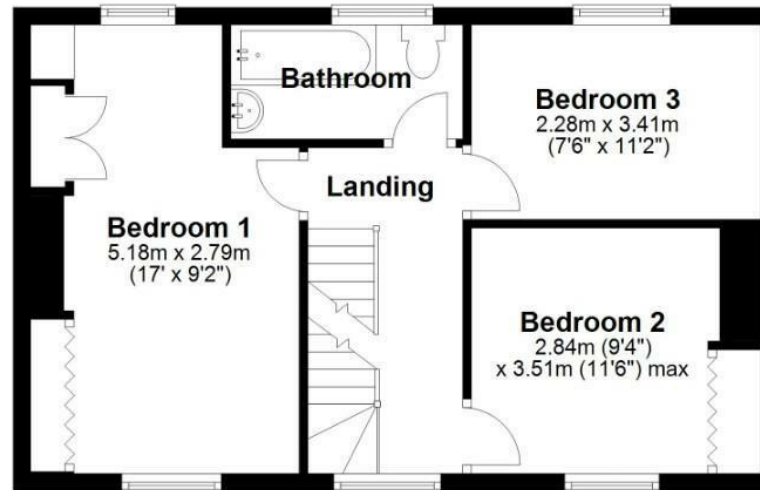
Ground Floor

Approx. 71.0 sq. metres (764.6 sq. feet)



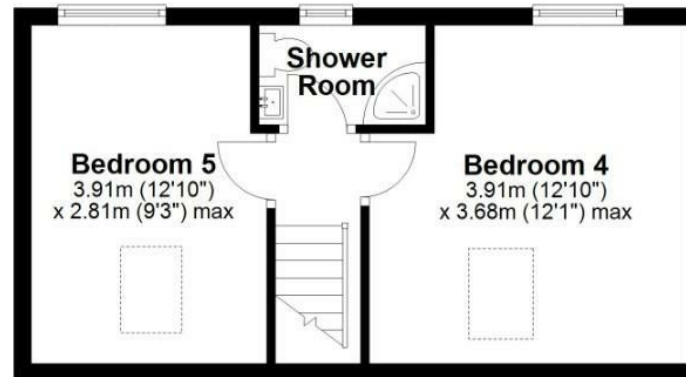
First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 144.4 sq. metres (1553.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	72	79
EU Directive 2002/91/EC		





