



65 Perne Avenue, Cambridge, CB1 3RY
Guide Price £750,000 Freehold



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OFFERED CHAIN FREE IS THIS SIGNIFICANTLY EXTENDED, 1930'S SEMI-DETACHED HOUSE PROVIDING BEAUTIFULLY APPOINTED FAMILY ACCOMMODATION INCLUDING AN IMPRESSIVE OPEN-PLAN KITCHEN/DINING/LIVING SPACE. THE PROPERTY IS LOCATED ON PERNE AVENUE AND BENEFITS FROM BEAUTIFULLY DESIGNED GARDENS AND OFF-STREET PARKING.

- 1351 sqft / 125 sqm
- 4 bedrooms, 3 reception rooms, 2 bathrooms
- Garden studio. Driveway parking
- Plot size - approx 0.09 acres
- Large open plan kitchen/dining space designed and fitted in 2020
- 1930's semi-detached house
- Large, central bespoke built dressing room
- Scope for loft conversion, if required
- Chain free
- Beautifully designed and established gardens with a south-facing aspect

This attractive, bay-fronted semi-detached house was significantly extended to the rear and side in 2005 and improved again in 2020 by creating an impressive modern kitchen/dining space.

This spacious 1930's family home is located on a quiet road off Perne Road and is within easy reach of Addenbrooke's Hospital/Biomedical Campus, Cambridge Station and the city centre.

The accommodation is arranged over two spacious and light-filled floors and measures an impressive 1351 sqft in total. The ground floor layout comprises a reception hall with concealed downstairs storage, a private sitting room with a bay window, bespoke recess cabinetry and book shelving, original wood flooring and an inset woodburning stove. The principal living/dining/kitchen space is impressive. This large open-plan space benefits from a high degree of natural light and an extensive high-end kitchen, which was installed in 2020. The kitchen is well-equipped and provides ample storage space with quartz working surfaces and a breakfast bar return. There are a range of integrated appliances and a useful utility area. An inner lobby with access to the outside leads to a shower room with a stylish contemporary finish.

The first-floor accommodation comprises a landing area, a refitted family bathroom suite, four spacious bedrooms and a large central dressing area with built-in wardrobes.

Outside, the property is set back from the road behind a gravelled driveway, which provides space for two vehicles. There are timber gates leading to a side access/storage area.

The rear garden has a favourable south-facing aspect and has been beautifully designed. There is a raised paved patio area ideal for outside dining. A feature gravelled area connects to a gravelled pathway, which leads to a timber home studio and a detached garage. There are well-stocked borders of various plants and shrubs either side of a neat and well-kept lawn.

Location

Perne Avenue is situated off Perne Road and forms part of a convenient and popular residential area about 3 miles south east of Cambridge City centre and close to Romsey Town/Mill Road, with its good range of shops and other facilities. There is a large Sainsbury's close by. Primary schooling is at either Queen Edith's, Morley, Ridgefield or Queen Emma with secondary schooling at Netherhall or St Bede's. Independent schools for all age groups and Hills Road and Long Road Sixth Form Colleges are all within easy reach. It is also well placed for Addenbrooke's Hospital and Coleridge Road park as well as Cherry Hinton Hall which has a children's playground.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.
Gas-fired heating to radiators

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

Fixtures and Fittings

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

Viewing

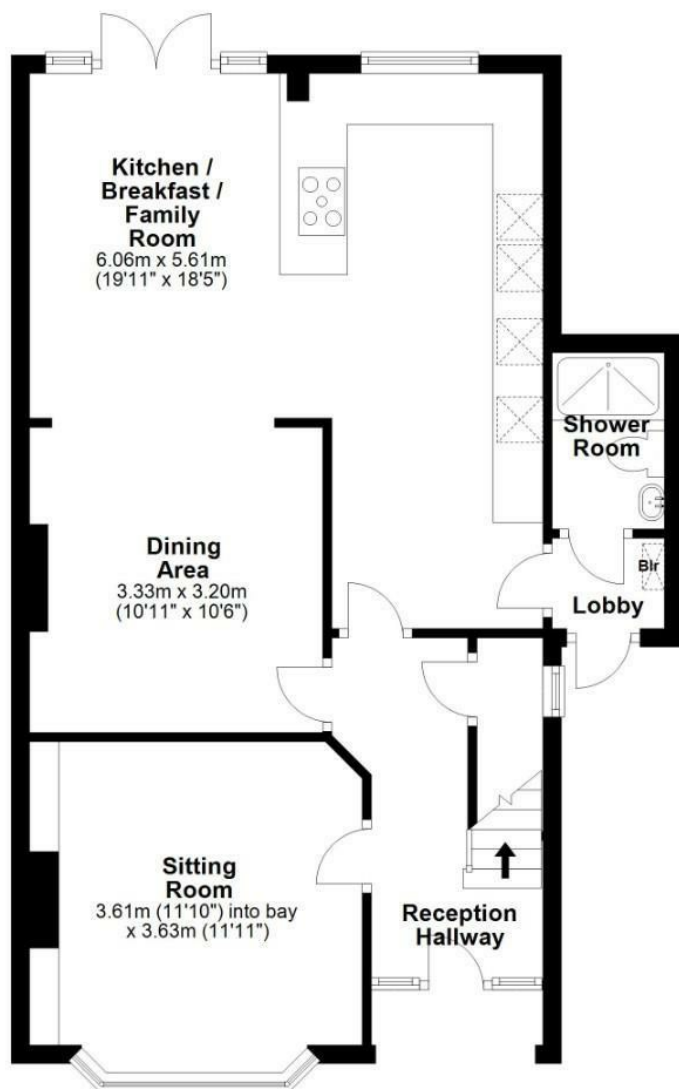
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





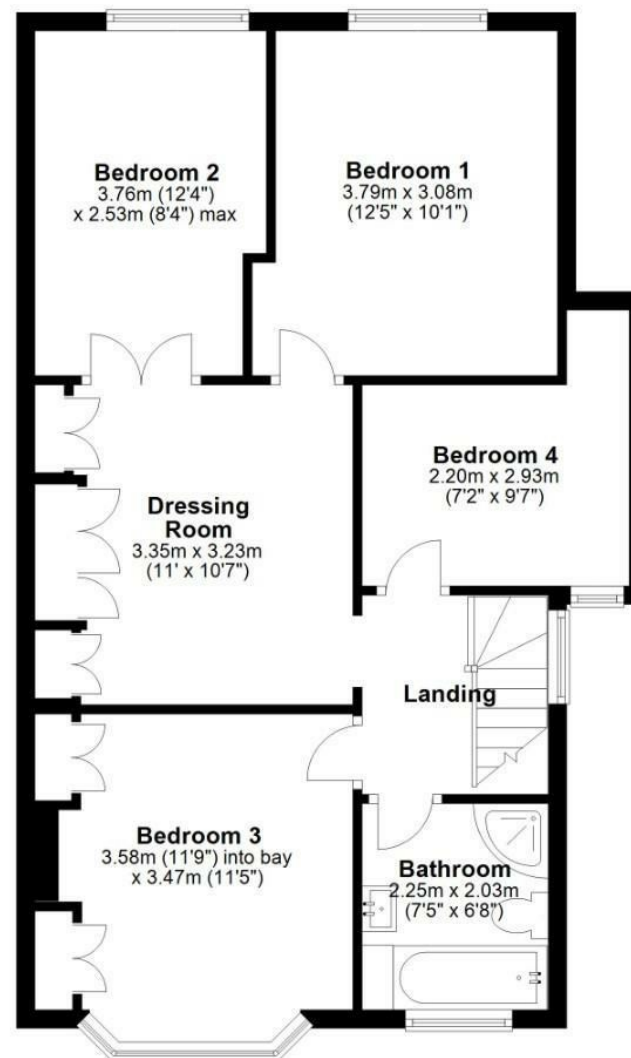
Ground Floor

Approx. 63.7 sq. metres (686.0 sq. feet)



First Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



Total area: approx. 125.6 sq. metres (1351.9 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		
		EU Directive 2002/91/EC

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